

Sustainable Heritage and 'Shop-Top Living': The Past and Future of Launceston

Katrina L. Hill

Masters of Planning
University of Tasmania

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Declaration

I declare that all the material in this thesis contains no materials previously published or written by others except where there is clear acknowledgement or reference to the work of others and I have complied with and agreed to the University statement on Plagiarism and Academic Integrity on the University website at <http://www.students.utas.edu.au/plagiarism/>

Katrina L. Hill

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Abstract

“heritage led regeneration raises aspirations”

HRH Prince Charles - Dumfries House, Britain's Hidden Heritage (BBC One, 2011)

A great city is vibrant and dynamic because of the people who live in it. For the city of Launceston, a restorative tonic can be found in a return to living ‘above the shop’ lost due to societal change and successive urban planning strategies designed to improve public health and safety outcomes. This research project demonstrates the complexity of ‘shop-top living’ and that all the internalities and externalities at work within the city have affected shops and shopping. Launceston is perfect for examining urban planning and design coupled with heritage revitalization and also government and private spending on significant development projects.

The City of Launceston's significant heritage values greatly impact enabling measures and implementation schemes for urban regeneration. An understanding of both the retail and urban planning history of Launceston provides the background to the problems and issues of today with restoring both the form and function that ‘shop-top living’ affords. This study aims to ascertain stakeholder objectives and priorities to provide recommendations on fostering the right planning and cultural environment for success in revitalising both the city of Launceston and conserving its unique history and rich built heritage.

This research project found that there were significant benefits for the city with an increase in the number of people living in the centre of the city. This includes liveability and place-remaking which effects how happy people are to live in a place as well as providing the associated health benefits from a safe and walkable place for people to live. With this city renewal the value and purpose will lead to an increase in the restoration and conservation of the built heritage of Launceston.

This study also determined that there were some less than desirable outcomes for the people and heritage of Launceston such as gentrification, the possibility of the loss of heritage and the potential for conflict between retail and commercial entities and residents due to differing expectations of amenity and service.

Further research is recommended to better quantify the benefits of enabling measures for ‘shop-top living’ with respect to the number and quality of properties which could be repurposed, acceptable (by community standards) heritage re-purposing and urban design outcomes, as well as the economic tools for facilitating uptake and potential environmental issues and/or impacts. There is also room for a more comprehensive analysis of current and proposed ‘shop-top living’ occurrences in Launceston.

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Chapter 1 - Introduction

Australian cities are growing and developing which impacts how they function and liveability as expectations placed upon them also evolve (Coffee et al, 2016). There is a need for balance growth-lead development and retaining what we have because built heritage is one of our most important cultural assets (Heritage Tasmania, 2017). This cultural and built heritage, which turns spaces into places, reinforces local identity (its traditions and practices) and helps make a place unique (Harrington, 2004). It may also go some way to mitigate the loss of cultural identity and community that results from urban sprawl which proliferates “empty” inner city areas (Coffee et al, 2016; Magi, 2011).

Safe, attractive and interesting city spaces are also more pleasant and healthier places to live in or journey through (Speck, 2013). As presented in *The Past and Future City* (Meeks and Murphy, 2016) historic preservation (understanding, protecting, and enhancing) is one of the most exciting emerging mechanisms for revitalisation of cities both big and small. It may particularly be of interest to those working to revitalise underutilized/decaying inner city areas.

Heritage concerns the things, places and people where we live. Built heritage conservation is predominated by retaining the integrity of buildings through restoration or preservation of them in terms of form and function (Australia.icomos.org, 2017¹). Heritage conservation has demonstrated the significant role it plays in sustaining local communities: not only reinforcing local identity, traditions, and practices, but also bringing economic benefits through well-managed tourism (Childs, 2017).

Conservation of heritage buildings and precincts is fraught with complications and personal opinions and preferences (Mieg and Oevermann, 2014). It involves making choices between protection, renewal, or demolition; conserving facades or internal functionality or both. This extends to what types of alterations and additions are suitable and in keeping with the neighbourhood, what is a sympathetic new build or adaption, and what materials should be used. These types of questions need to be asked so that outcomes are equitable and planning and building development processes are less divisive and less complicated (Brightman, 2012; Rogers, 2008; Richards et al, 2017)

Australia currently has housing issues such as affordability and supply (Thomas and Hicks, 2010; Horne and Adamson, 2016) with development and growth placing a strain on built heritage conservation. Development and heritage conservation are often competing forces but they don't have to be. For example, sustainable heritage conservation, where build heritage is adaptively reused, not to be confused with creating sustainable buildings which happen to be heritage², aims to make sure that empty/disused/decaying inner city spaces, which have come into being from a society in flux, can be developed (or used) without destroying their cultural significance and integrity (Meeks, 1996).

1.1 Aim and Scope

The aims of this study are to (1) understand the opportunities and limitations of ‘shop-top living’ in the context of urban change for the City of Launceston including housing affordability, liveability, planning law and local policy; (2) provide recommendations aimed at resolving the issue of a rapidly decaying, heritage value above ground floor of Launceston's CBD. These aims are met by the material contained herein and is structured as

¹ Australia ICOMOS Inc. is a non-government organisation primarily concerned with the ‘philosophy, terminology, methodology and techniques of cultural heritage conservation’: australia.icomos.org

² The physical process of creating environmentally friendly buildings though energy use, construction

follows. Chapter 2 identifies the data and its suitability as source material for this research work as well as outlining the research methodology. Chapter 3 details the history of shopping in Launceston with respect to Australian and global impacts. It also highlights the evolution of planning (as a profession) in Launceston and resulting the effect on liveability and trade and ultimately 'shop-top living'. Chapter 4 presents the individual case studies of current adaptive reuse and/or above shop living in the city centre. Chapter 5 discusses the significance of 'shop-top living' with respect to urban planning considerations; providing an analysis of the case studies and interviews. Finally, Chapter 6 provides recommendations for the enabling of a live- work model in Launceston and articulates further areas for research.

There are several attached appendices to provide more detailed information. The first of these, Appendix A.1, specifies the definitions and terminology used in this work. Appendix A.2 contains a table of the recommendations with practical examples which would achieve the desired outcome. Brief chronological histories of shopping (Appendix B) and Launceston and its urban planning evolution (Appendix C) are provided to highlight additional factors which influence both histories but at not immediately relevant to this research. The final appendix, Appendix D, provides a copy of the first proposal for a Launceston planning scheme 1950 (D.1), under the 1944 *Town and Country Planning Act* and the 1969 scheme use classes (D.2), and the use classes and details the 'zones and overlays' the planning terms of the *Interim Launceston Planning Scheme 2015* (Tasmanian Government, 2015) in Appendix D.3.

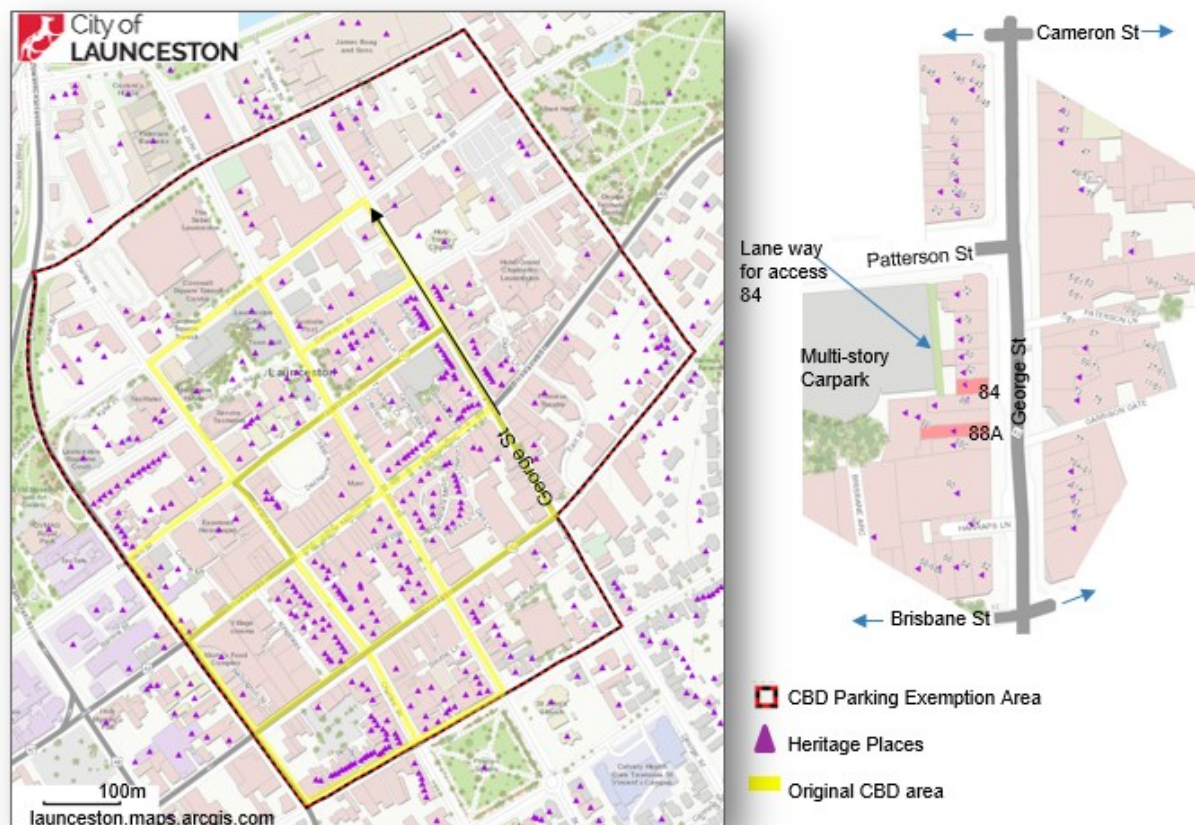


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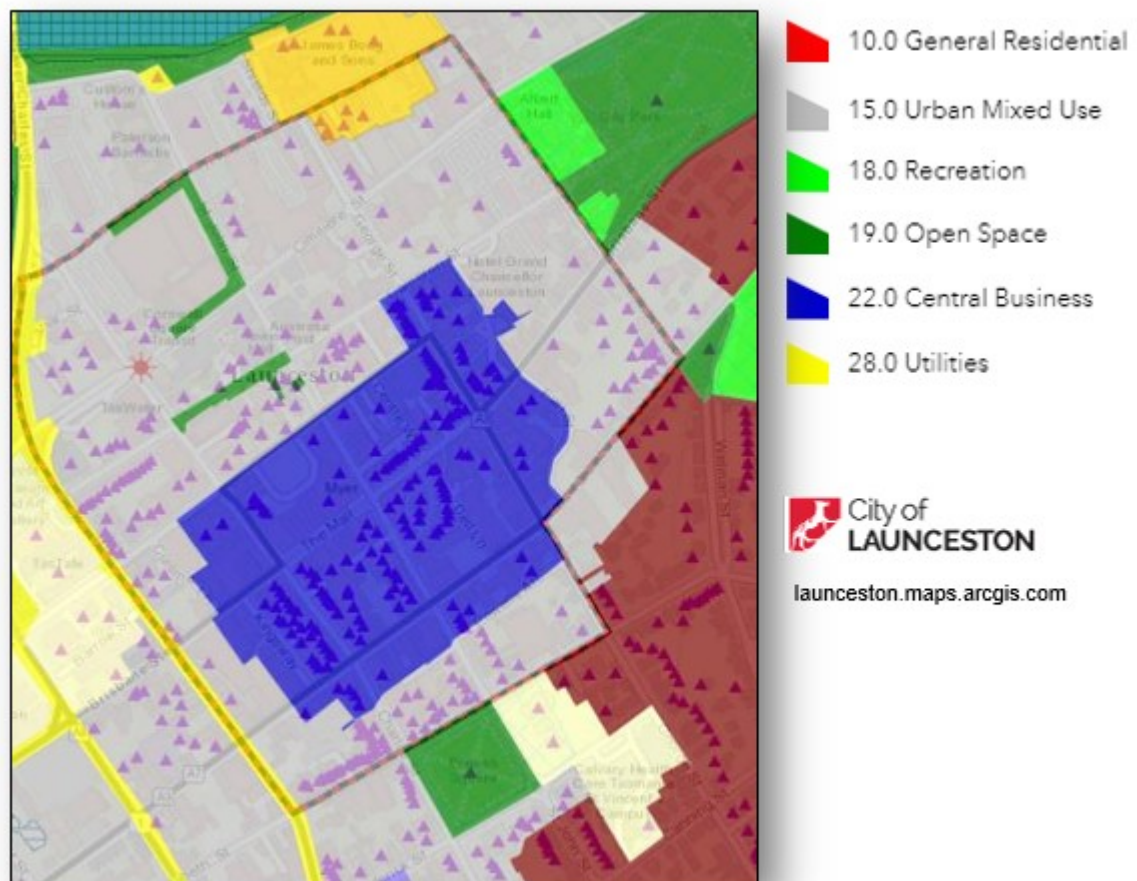


Figure 2 The zones for the study area from the Launceston Interim Planning scheme 2015 (Figure 1) with the most common being an Urban Mixed Use with parking exemptions and heritage overlays (See Appendix D.3 for further details). This data is from theLIST.

1.2 Context

Tasmania, and the city of Launceston, are not insulated from change. For Launceston both long term and transitory resident's profiles and interactions are changing. For example, building development has increased, the tourism sector is seeing an increase in visitor numbers, and the University of Tasmania is moving into the inner-city precinct (Launceston City Council: UTas Northern Expansion, 2017). Development is needed to provide for current residents and activities as well as growth. Tasmania is also transitioning to a new state-wide planning scheme (Tasmanian Planning Commission, 2017). How this new scheme coupled with local urban planning goals will affect heritage is untested.

The city of Launceston³ has significant built heritage (highlighted in Tasmania.australiaforeveryone.com.au, 2016) with largely neglected and underused above ground floor urban spaces. These spaces are where historically people who owned or operated the businesses at street level resided. This was known culturally as “living above the shop”. These disused spaces are decaying through disuse and neglect due to a lack of occupation and

³ The city of Launceston covers approximately 100km² and supports a population of ~67,000 however the greater Launceston supports approximately 100,000 people as of 2017.

a perceived lack of value coupled with difficulties/costs associated with development (Launceston Chamber of Commerce, 2014 and Moobs, 2017).

The Launceston inner city area is currently a designated 'urban mixed-use zone' under the Launceston Interim Planning Scheme (Tasmanian Planning Commission, 2017). Figure 1 shows the area of interest for this study concerns the urban mixed-use zone and the CBD (Figure 2). The CBD is the commercial and business heart of the city. This space reflects the city's built history and connects to many of the city's public spaces (Gehl et al, 2011: 18).

This central area has overlays one of which covers the entirety of the area of interest for this study (Figure 1): *Launceston Parking Exemption Overlay* (Tasmanian Government, 2015). It was created to support an issue relating to urban mixed-use developments and residential parking options. It is important to understand the planning zones in relation to perceived issues relevant to enabling or inhibiting both residential and heritage revitalisation development within this area.

The city of Launceston has significant heritage value. The heritage designations are also quite clearly visible for this area (purple triangles, Figure 1). There are 757 lots and 365 *Tasmanian Heritage Register* entries for this area; therefore, heritage properties constitute ~49% of the sites which could potentially be developed (including greenfield and brownfield infill and options for density). This further highlights the necessity of sustainable heritage development being a priority particularly within the city centre.

1.3 Sustainable Heritage & Revitalization

There is a large quantity of underutilized and/or empty spaces in the above ground floor level(s) of the inner-city area of Launceston with a significant portion of these buildings on the *Tasmanian Heritage Register*. The problem is that these spaces will decay through underuse or misuse if not conserved effectively. These spaces could, potentially, be repurposed or refurbished to be residential spaces so that people could once again 'live above the 'shops'.

The focus of this thesis revolves around what 'shop-top living' is, its usefulness and why it stopped happening in Launceston and why it is facing a resurgence now. This is an issue relating to urban planning and the significant effect it could have on the built heritage of Launceston. This study highlights the external and internal priorities and potential areas of conflict. This is done by examining firstly the history of shops and living above them and relating that to current developments of which there are but a few.

What is referred to as 'shop-top living' is specifically defined as residential opportunities above a ground floor (or street level) retail/commercial entity. The form that 'shop' can take is diverse and is discussed further in Chapter 3 however living above them takes two forms which are similar but which are not without distinction:

1. Living above the shop
2. Living above a shop

The difference is the relationship between the two uses. Example one implies that there is a relationship between the two uses (living and working). That the resident above the shop is connected to the retail/commercial activity. Example two implies no connection to the retail/commercial entity below such that the occupier is a leasee separated from the use.

This project is not concerned with the distinction except where it is referred to with respect to separate regulations which apply to the different forms of use. For example, if you are living above 'the shop' then there may be internal access. Form two means that it is unlikely, but not

impossible, that you could have access to the shop below if you were not associated with the business.

A significant piece of the history of living above the shop is how it affected families and what was the effect of removing this functionality. Howard Davis (2012) observes that it was a symbol of ‘ordinary’ life; that often multiple generations of a family lived and worked together. This also fostered children being part of the business; they watched and learnt their trade. Davis also points out that the distinction between living spaces (home) and working spaces was not definite. It was all part of a seamless integrated daily life. Davis raises the point that the last two centuries has seen children removed from their parents ‘business’ and seem them isolated from certain types of learning and socialisation. Therefore, mixed-use wasn’t just about the functions of a building but about the people. Davis also describes how this use is about being flexible which is sometimes difficult to do with single use zoning and regulation that prefers a specific use.

Another significant issue relates to the form that the conservation of built heritage takes. The term revitalization means ‘to give new life to’. Urban revitalization (or renewal) is a process of ‘land use’ change such that it transforms people and places. It involves controlling change and has come to represent both the good and bad of land use changes, renovation and investment (Peter and Hugh, 2000). Renovation⁴ or remodelling is a process which involves improving the damaged or ruined or out-of-date buildings to make them ‘like new’ (to varying degrees) and is the activity most commonly used to make a residence more habitable in Australia (Murphy, 2017). The term ‘reconstruction’ is used as “returning a damaged building to a known earlier state by the introduction of new materials” (Australia ICOMOS, 2013). Heritage Tasmania has *Works Guidelines* for how historic heritage places are assessed for development (Tasmanian Heritage Council) under section 90A of the *Historic Cultural Heritage Act 1995*⁵.

To be sustainable, buildings need to be useful spaces. Indeed, in *New Uses for Heritage Places* the New South Wales Heritage Office & Royal Australian Institute of Architects states that “The best way to conserve a heritage building, structure or site is to use it ... Adaptation links the past to the present and projects into the future.” (Heritage Office of NSW, 2008).

1.4 Significance of Research

This research project demonstrates the complexity of ‘shop-top living’ and that all the internalities⁶ and externalities⁷ at work within the city have affected shops and shopping. Launceston is perfect for examining urban planning and design in concert with heritage revitalization and government and private spending on significant development projects. This is due to significant revitalisation efforts currently being implemented and the small and stable city scale at present.

Now is the time to turn the City of Launceston into the ‘Great Small City’. During the *Planning Institute of Tasmania* (PIA) Tasmanian state conference in Launceston (PIA, 2017) Trevor Budge talked in great deal about what makes a ‘Great Small City’ such as liveability,

⁴ It is not a term used in the Burra Charter which contains the basic principles and procedures for built heritage conservation; adopted by the Tasmanian Heritage Council.

⁵ www.legislation.tas.gov.au/view/html/inforce/current/act-1995-117

⁶ Fire codes, building codes, access, preservation (etc.)

⁷ Shops, schools, public transport, amenities, services (etc.)

heritage, culture, facilities and amenities, the best educational choices, diversity and most importantly quirkiness. Budge also pointed out that a city doesn't have to be everything to everybody but it does have to be distinctive in more than one respect to be resilient. For Launceston this means creating an attractive place for people to live that overcomes the disadvantage of distance and island life with liveability, a good university and opportunity.

In the 2011 documentary *Great British Houses* HRH Prince Charles discusses the acquisition, preservation and adaptive reuse of Dumfries House in Scotland and states that "the heritage led regeneration raises aspirations" and that is easier to do, and more beneficially, before terminal disrepair sets in and all the ephemera that makes a space a place is gone (BBC One, 2011). This regeneration project revitalized the deprived local community with jobs and an improved community outlook through the return to use of the estate and a positive heritage outcome (Nox, 2017).

Regeneration of the connection between people, place and business is a central theme to the work by Martin Melaver (2009). Melaver is a third-generation business owner who sees sustainability in not only business terms but as a combination of environmental (built and natural) and human factors. That business should be a "return to what it once was, family" (Melaver, 2009: 7) and he speaks of physically living above the family business and also in the sense of it being part of family life. In decades gone past children were part of a family earning a living and could observe hard work and how earning a living transpires. It doesn't have to be people living above their own store. Living above commercial spaces without a connection to them does not preclude connectivity to commercial reality. Elissa Gootman (2013) observes the sense of community that develops with the shop below collecting your mail, holding keys and even just someone to say hello to every day.

Living with a commercial enterprise (a shop or business) below involves compromise and negotiation as neither party is in control of the building or their environment (Gootman, 2013). The employees and operators of the space below it can often feel like it is an inequitable relationship. While the benefits of 'shop-top living' appear significant, the focus of the research undertaken and presented in this thesis details how mixed-use could and can work within a changing contemporary CBD.

Beyond being culturally significant to the people of Launceston heritage conservation is a significant issue because:

- The facades of the inner-city are nearly intact (Launceston Heritage Walks, 2016);
- The streetscapes and oral history are significant beyond Launceston (due to the age and history of the city);
- The economic return is significant due to tourism, destination uniqueness, attractiveness etc. (Government Administration Committee "B", 2016);
- The adaptive reuse and any 'reinstatement' needs to make the best use of existing structures whilst making them fit for purpose.

To achieve this requires considerable consideration of the buildings heritage values. The question then is does the development require restoration or adaptive re-use or repurposing to succeed? To be successful any development pathway needs to be based on a unifying vision. According to Irene Duckett, Tasmanian Planning Institute President, this vision needs to include strategies to bring certainty to the process so that development and use can be activated and growth and development is not done in fear (ABC Northern Tasmania, 2017).

1.5 Heritage and Launceston: Becoming A Great Small City

A recent newspaper article (Holley, 2017) highlights that in the central business district development investment is increasing at present. The city is seen to be ‘value for money’ and the City of Launceston’s plans and schemes as enabling development. This study is concerned with the issue of heritage retainment through a development vision which aims to allow for adaptive reuse, repurposing and conservation of the built heritage of Launceston. A return to ‘shop-top living’ may enable the city to revitalize and provide heritage protection.

At present, there are significant strategic plans and visions which are enabling investment and change within the inner-city area. Of most significance with respect to enabling ‘shop-top living’ is the *City Deal* which aims to relocate the university campus to the inner-city space as well as repositioning the university to attract a greater number of students through both position and educational options. The *City Deal* is a strategic partnership between local, state and federal governments. Its stated goal is that Launceston will be one of Australia's most liveable and innovative regional cities with income growth and falling levels of disadvantage (by 2022) and is comprised of six key domains (1) Governance, city planning and regulation, (2) Infrastructure and investment, (3) Jobs and skills, (4) Innovation and digital opportunities, (5) Liveability and sustainability, and (6) Housing. This deal is considerable in nature and the three most important elements with respect to ‘shop-top living’ revitalization concern:

- Inner city living - “increase in-fill development in the CBD (and) assist the private sector to redevelop buildings in Launceston’s CBD for residential purposes” (*Launceston City Deal*, 2017: 7);
- Funding for the federal component of the University of Tasmania’s northern expansion (\$260 million);
- The \$19 million for further implantation of the *City Heart Project* - liveability and sustainability goals to allow for “inner city living, through integrated, high quality urban design and infrastructure” (*Launceston City Deal*, 2017: 26)

There is a current resurgence to provide for growth and development such that a place does not lose all that makes it unique. There is also the acknowledgement that development needs to also not be inhibited by narrow ideals of conservation, preservation, revitalisation and renewal. This research will examine how sustainable heritage can revitalise a place with a focus on the concept of inner city ‘shop-top living’. An examination of ‘shop-top living’ may provide insight into a suite of issues that urban areas, including Launceston, are facing.

Living above the shop may be an idea whose time has come.

Chapter 2 - Methods

To achieve the two aims of this study a case study approach was adopted and three methods were employed – desktop analysis of existing documents and planning overlays; in-depth semi-structured interviews with key stakeholders; archival searches. This chapter will firstly discuss the theory behind qualitative interviewing and case study analysis and how they were used to answer the questions postulated in this research. Secondly, the data used, its sources and suitability and limitations for answering the study's aims will be presented and examined. This includes both the case study and interview data as well as historical data about Launceston, shopping and how residents lived. The strengths and weaknesses of available data will also be considered.

2.1 Case Study Research

For this project the research methodology 'case study' refers to the in-depth analysis of single or small number of units by interview so that analysis and reflection can illuminate previously hidden issues that can then be applied in practice (Stake, 1995: 2-5). By examining relevant cases insight and knowledge of issues and concerns clarity can be given to a problem and it is also useful when there isn't a large sample of similar participants. It also allows for the collection of knowledge that is not easily obtainable or quantified and helps illustrate the issues and concerns (Mills et al, 2010).

According to Stake (1995 p. 237) "A case study is both the process of learning about the case and the product of our learning". Case studies are not representative in nature; they do not lend themselves to generalisations however they provide knowledge about a circumstance in an entirely contextual sense (Stake, 1995: 3). What they do is yield knowledge by capturing as many variables as possible to ascertain how a complex set of circumstances form to provide outcomes.

The quality of study directly relates to the quality of the data collected from a variety of sources. Yin (2009) states, "For case studies, the most important use of documents is to corroborate and augment evidence from other sources." and "Because of their overall value, documents play an explicit role in any data collection in doing case studies." (p.103). For this reason, this project has sought multiple sources of data to achieve its aims which have been then been classified as 'case studies'. This term refers to specific instances of heritage conservation and 'shop-top living' within the City of Launceston. In this study all buildings were on the Tasmanian Heritage Register (and the Launceston list derived from the National Trust plus Council designated places) and within the area of interest (Figure 1).

Case sites (physical buildings) have been combined with collecting historical data concerning the built and social history of the sites as well as interviews with select stakeholders. Each location had undergone changes in both use and form. The selected cases represent unique forms of 'shop-top living' and sustainable heritage in Launceston at present. The cases also consider a changing city and regulatory dynamics. Table 1 presents the interviews and identifies the selected case. These were current buildings which are all on the *Tasmanian Heritage Register* and within the study region (Figure 1). They were selected as current or in development examples where it was possible to gain details from the owners and other stakeholders such as builders, architects, and heritage experts.

2.2 Desktop Review/Analysis

This project examined several concepts which had direct relevance to ‘shop-top living’ and city renewal through heritage revitalisation. Appendix A provides a guide to the specific terms and definitions used to position the research presented here in a wider context. The first concept investigated is the history of shopping with respect to Australia during the 19th and 20th centuries and how this was articulated in Launceston. A brief chronology is available in Appendix C of shopping and how it relates to Launceston. This is followed by the history of living above the shop in Launceston, the impacts upon which are available in the brief history of planning for Launceston (Appendix B). An analysis of the influencing factors of both retail/commercial life and residential occupation (Appendix A and B) most accurately reflects the evolution and impact of planning in Launceston. Following this is a review of the history of built heritage conservation in Tasmania. Finally, this assessment process looks at the future of retail and commerce in Launceston which is wickedly impactful to city liveability.

The mapping and planning data selected for the area of interest contains the details on the heritage of Launceston (heritage overlay) and using the interactive capacity of these mapping tools it is possible to visualise the planning zones, codes and overlays in such a way as to be comparable to this heritage data. The data used to create Figure 1 and 2 via the City of Launceston mapping tool and data is available, as of October 2017, from:

- iPlan⁸ – Interactive tool for the Tasmanian government land use schemes;
- theLIST⁹ – Tasmanian government land use data (planning scheme Zones, Codes, overlays etc.);
- City of Launceston ‘Maps and Apps’¹⁰ data portal includes a planning data visualisation tool (Planning App).

The selected data are limited in that it is not possible to determine the suitability of greenfield, brownfield and unrealistic adaptable sites for development. Nor will it identify where density can be achieved. Some heritage buildings are highly unlikely to face adaptive reuse while some non-heritage sights may.

There are two significant data sources which both identify the area of interest and significantly impact development. These are the heritage overlay and the parking exemption overlay. These overlays enabled and informed the selection of four studies (presented in chapter 3).

Heritage overlay - The Tasmanian Heritage Council and Heritage Tasmania are the Tasmanian government entities responsible for the identification and protection of significant heritage places. The identified places significant for Tasmania are listed on the Tasmanian Heritage Register (Heritage Tasmania, 2017). This register can be found on their website as a PDF document (searchable) however this is merely location information. The heritage data used in this study is comprised of the Heritage Tasmania list and the City of Launceston list which were combined (by the City of Launceston) to create *Heritage Places*. Figure 1 shows this “places” as little purple triangles.

Parking Exemption Overlay - The CBD parking exemption overlay is shown in Figure 1. It encompasses the inner-city and CBD space for which it applies. This exemption for parking is explained further in Appendix D.3. This area encloses the streets within its extent with respect to planning parking overlay being treated differently (E6.7.1 Precinct 1 – Launceston Central Business District Parking Exemption Area) from the assigned Parking Code (E.6 Parking and Sustainable Transport Code) in the Launceston Interim Planning Scheme 2015.

⁸ www.iPlan.tas.gov.au

⁹ www.thelist.tas.gov.au/app/content/home

¹⁰ launceston.maps.arcgis.com

Figure 1 also highlights that the traditional CBD area (yellow) and from the zones presented in Figure 2 it is obvious that the exemption area is larger than both of them. This exemption is to reduce the amount of private car parking and to ensure that any car parking that is provided does not detract from the streetscape.

2.3 Qualitative interviewing

As a recognised method in case study research an in-depth, semi-structured interview method, or ‘conversation with purpose’ was adapted from Yin (2009). Edwards and Holland point out that interviewing has become a fundamental way of gathering knowledge in our society (2013: 90-92). It has gained popularity as a method to gain insight into meanings that are attached to experiences, processes, practices, and events. They highlight that it is a method which can give depth and detail to quantitative data. Some of the challenges in using this tool revolve around biased and unsupported inferences as it doesn’t support an analysis in the same way that a survey or collected data would

These interviews were designed to elicit inclusive and personal experiences from disparate stakeholders, who did not wish to be formally interviewed or recorded, about what is involved when repurposing heritage buildings and/or living above a ‘shop’. They focused on what is involved in conservation and/or adaptive reuse of buildings particularly in Launceston. For this reason, some form of qualitative interviewing is the best tool for assisting in understanding and finding meaning (Rubin and Rubin, 2011). Answers provided during this study can then be used to focus on the specific details to create a value and hierarchical analysis process to look for solutions or innovations.

Qualitative interviews mean that people can expand their answers (to specific questions) and give personal accounts. The result is a diverse range of perspectives. Every stakeholder interviewed had an identifiable interest in the study topic and as such provided the best opportunity to acquire useful information (Rubin and Rubin, 2011: 64-68). The indicative questions, to meet the research objectives, covered the broad topic to provide findings/recommendations on the potential of sustainable heritage outcomes for the city such that they answer the question of balancing development and heritage in contemporary Australia.

Interviewees with expertise were selected from a range of local stakeholder groups (government and non-government) who have a professional interest in the issue of ‘shop-top living’. These key individuals were approached and asked if they would like to be interviewed via email. There was not a wide selection of respondents but they each have a specific and vested interest in the subject matter and were willing to be interviewed. This was done in accordance with Ethics Ref: H0016464 as granted by the Human Research Ethics Committee (Tasmania) Network 13th April 2017.

It is stipulated by the ethics approval committee all interviewees provide knowledge as de-identified qualitative responses, with pseudonyms provided for each person/interviewee and a general reference given for the type of participant; ensuring the anonymity of participants in the thesis and associated presentations. This method has been used to (1) protect the privacy of the individuals interviewed as well as any organisations and/or business they may be related to and (2) so that the spatial location of the cases examined is also offered a measure of protection. The identifier, type of interview, and date for each specific case and/or ‘issue’ is shown in Table 1. Where an interview was not conducted but information or conversations or emails provide details about the research subject a special note is made of the following form: [pers. comm. ‘builder’, 24/4/2017].

#	Interviewee	Type of Interview	Date of Interview	Case study Association
1	Government	Local government professionals offering opinion on planning matters (general only) and Launceston. Email only.	3/2 – 20/7 2017	
2.1	Owners	Owner occupiers or investors who own the property and who live above the properties being conserved/repurposed.	24/4/2017	Quadrant
2.2			18/5/2017	88 George St.
2.3		These were the owners of the four buildings used for the case study analysis.	24/4/2017	84 George St.
2.4			27/4/2017	1842 Cimitiere St.
3.1	Developers	Business community thoughts on 'shop-top living' in Launceston; informal discussions about investment opportunities and tenanted living above the shop.	9/5/2017	Brisbane St
3.2			24/4/2017	Charles St.
4	Builders	Specific place based comments concerning building and construction issues relating to conservation, preservation and re-proposing buildings; and relationship with planning and other key professionals.	24/4/2017	Quadrant
			24/4/2017	84 George St.
5	Heritage Tasmania	Heritage buildings in Launceston and how heritage and planning interreact with respect to planning; case specific information as well as anecdotal evidence concerning the quality of heritage works.	28/4/2017 & emails	Quadrant
6	Architecture & Design	Architectural considerations for 'shop-top living' in Launceston; general information about planning decision making and development applications for the city of Launceston.	1/6/2017	
7	University	Private meeting – Northern Expansion.	15/6/2017	

Table 1 A table of interviewee information for Chapter 4: identifier (Interviewee number), the interview subject type, date of interview and type of knowledge acquired (if left blank then not case specific). Interviewees have been de-identified as stipulated in ethics approval H0016464 (UTAS).

2.4 Archival Research

Locating historical data necessitated using primary sources which were not created for research purposes. Through inference it was possible to create a picture of shopping, shops and living conditions between 1800 and 2000 which demonstrates the development of the city's structure and unique planning and governance. The period 1850-1950 is the most prolific data source (accessible locally), particularly abundant around the turn of the century. It was during this time that most of the buildings in Launceston's inner-city area were constructed (and it had significant wealth and means for public works and early city planning). The following historical data sources were selected because they may be the only data source created, the only source readily available or the most likely to provide inferential information about the research topic. They can be found through:

- LINC (Tasmanian Government library services), Launceston;
- The Queen Victorian Museum and Art Gallery, Inveresk, Launceston (QVMAG);
- *Trove* (Trove, 2017)– The National Library of Australia's searchable collection of Australian digitised newspapers, government gazettes and significant collections.

Valuation Rolls & Post Office Directories

The Tasmanian *Valuation Rolls* (Tasmania & Hobart Town Gazette, 1865-1945) are the ownership/occupation and rates guides for Tasmanian property. Each listing is by street and contains property information such as the owner, occupier, annual value (and later capital value) as well as the type of land use and dwelling form (Table 1). This information was used to calculate rates and taxes from 1852 when local government elections first transpired in Tasmanian as votes were dependant on the value of property and the payment of rates. A sample of data is available in Appendix C.2.

This study used this data to ascertain the prevalence of 'shop-top living' as demonstrated by land use, dwelling type and if this is an owner-occupier site. There is a substantial quantity of (undigitized) data so a section of George Street (between William and York Streets) was selected as a representative central business street because (a) it was two-storey and used as shops and living spaces above shops from the turn of the twentieth century and (b) several of the shop owner occupiers were known to have resided there.

To determine occupation and use this data is best used in conjunction with the Post Office Directories (Wise, 1890-1945) and *Trove* newspaper searches. Multiple sources help to build up a picture of use and commerce over time. For example, in George Street Mr Shott sold Umbrellas. Source one, Beverly Heathcote (1994), identified that he lived on the premises and by using source two, the valuations/assessment data, it is possible to determine started at 64 George St (~1907) and moved to 60 George Street (~1921); the term 'shop and house' is used which suggests a shop and liveable space upstairs. Using a third source, the *Electoral Data*, Robert M. Shott is identified as living at this address in 1928. This known building form and type at this location dates from the 1860's (Heathcote, 1994) and can then be used to extrapolate the remaining building's 'use' in that section of George Street. The Post Office directories offer additional information about other residential places and the proliferation of business types.

Post Office Directory - George Street (west from Franklin Street) between Brisbane and Cameron Street

1890	1890	1910	1945
<p>..... Brisbane st. intersects</p> <p>Thompson Henry, drpr. & clothier</p> <p>ADDIS G. B. practical watchmaker, jeweller & optician; repairs of all kinds a speciality</p> <p>Allan John, Royal hotel</p> <p>Yeates Hy. grocer & produce mer</p> <p>MacDougall William Arth. draper</p> <p>Duncan Andrew, bootma. importr</p> <p>Coburn Henry Thomas, tailor</p> <p>Fitzgerald Bros. (John & Patrick), booksellers & stationers</p> <p>SEMMELEHACK BROS. naval & military tailors, Central George street. See advert. in Lanesdown town</p> <p>Waldron James Bellford, solicitor</p> <p>Quinn Michl, grocer & fruiterer</p> <p>..... Patterson st. intersects</p> <p>Bowell R. & Sons (Richard Josiah & Walter), butchers</p> <p>Kilby & Egan, milliners</p> <p>Thackeray Albert George, printer</p> <p>Stephenson & Field, grocers</p> <p>Howard James, painter & plumber</p> <p>Tait Mrs. John, fruiterer</p> <p>Tait John, hairdresser</p> <p>Mills Brothers (Alfred A. & Alb P.), furniture mfrs. & importrs</p>	<p>102 Wright George J. baker</p> <p>..... Brisbane st. intersects</p> <p>Barton J. W. comm. agt</p> <p>Alexander L. A. music tohr</p> <p>94 Coulter James D. watchmaker</p> <p>90 Corcoran Michael, Royal Exchange hotel</p> <p>88 Yeates H. J. Ernest</p> <p>88 Yeates Hy. grocer & prod. mer</p> <p>86 MacDougall Wm. Arth. draper</p> <p>84 Duncan Andw. bootma. & importr</p> <p>82 Bailes T. V. baker & confr</p> <p>80 Fitzgerald John, bookseller</p> <p>78 Coburn & Co. (H. T.), tailors</p> <p>76 Waldron James Bellford, solicitr</p> <p>72 Begent W. A. fruiterer & confr</p> <p>..... Patterson st. intersects</p> <p>70 Bender Leonard, pork butcher</p> <p>66 Graves Arthur S. tobacconist</p> <p>66 James Alfd. fancy goods rep</p> <p>64 Stephenson Mrs. K. grocer</p> <p>60 Scarborough E. A. cycle mfr</p> <p>58 Tait John, hairdresser & fruiterer</p> <p>54 Ridge Albert J. furniture dir</p> <p>Commerce st. intersects</p>	<p>106 BRIDGE ALICE ST., BATHING</p> <p>..... Brisbane st. intersects</p> <p>86 Beech J. H. watchmaker</p> <p>86 Kennelly Miss A, costumiere</p> <p>86 Viney Mrs S M, masseuse</p> <p>86 Saggors Miss M, dressmaker</p> <p>86 Atherton H, watchmaker</p> <p>84 Coulter Jas, watchmaker</p> <p>90 Royal Exchange Hotel (Michl J Corcoran)</p> <p>88 Yeates Hy, seed & prod mer</p> <p>88 Yeates H J Ernest</p> <p>86 Daymond W H, draper</p> <p>84 Duncan And, btmkr & importr</p> <p>82 Cutts Hy E, fancy goods</p> <p>80 Fitzgerald Jno, bookseller</p> <p>78 Jacques Albt E, fruiterer</p> <p>76 Waldron Jas Bellford, solctr</p> <p>76 Waldron Jas B, jun, solctr</p> <p>74 Rose Wm, bootshop</p> <p>72 Rose Thos, furn dealer</p> <p>..... here is Patterson st.</p> <p>70 Briley Geo, fishmonger</p> <p>68 Price Jas, fruiterer</p> <p>66 Turner Chas H, fancy goods</p> <p>64 Stott R, umbrella maker</p> <p>60 Corcoran Danl, grocer</p> <p>58 Anderson Peter, furn wareho</p> <p>54 Ridge Albt J, furn dealer</p> <p>Commerce st. intersects</p>	<p>..... Brisbane st.</p> <p>84 McCausland W, chemist</p> <p>82 Lavender Salon, lds' hrdr</p> <p>80 Royal Hill</p> <p>(F Stephenson)</p> <p>88b Armed Services Nurses' Welfare Assn, assoc</p> <p>88b Cavell House 'Lancha & Tea Rm, restnt</p> <p>88b Strand Billiard Parlour</p> <p>88b Yeates Hy J, coal mcht</p> <p>88a Morgan & Sons, tallers</p> <p>88a Nail Courging Club, club</p> <p>88 Jacques A E, confr</p> <p>88 Lutwyche Radio Co, radio dtrs & bicycl dtrs</p> <p>84 Duncan Pty Ltd Andw, bt importrs & mtrs</p> <p>82 Bennett & Co W H, furn dealers</p> <p>Plaza Fish Cafe, rest (fish)</p> <p>78 Mud Cash Grocer, grocr</p> <p>76a Ryan Mrs</p> <p>76 McNear G, frtr</p> <p>72-4 Vacant</p> <p>..... Patterson st.</p> <p>70 Luck G, bchr</p> <p>68 Cannon's, fahmngrs</p> <p>68 Turner & Co, fcy gds</p> <p>64 Moffat R, confr</p> <p>68 Shott & Son R, upbrella mtrs</p> <p>68 Waldron Bros, furn dtrs</p> <p>66 Mullins Mrs Flor, bdgbs</p> <p>54</p> <p>COX BROS. (AUST.) LTD.</p> <p>(Corner of Cameron St.), Drapery, Clothiers & Compleat House Furnishers. TELEPHONE: 1717. Also at Hobart, Burnie & Devonport.</p> <p>54 Cox Bros (Aust) Ltd, drprs & furnshrs</p> <p>..... Cameron st.</p>

Figure 4 A sample of valuation's 60 to 68 George Street showing the occupancy of Mr R Shott (and his Umbrella Shop). You can also see the classification for building form and use at this time. Three generations operated a retail and trade business from there until 1971 (when it was acquired by the National Trust Tasmania).

The difficulty in reading the records correctly is the severe limitation of interpreting information. Also, street numbering did not commence until 1892 (Launceston LINC Staff, 2014) and since then the number of any given property is liable to vary (Figure 4). To make the most of this data it is helpful to remember that hotels and pubs were often on corner sites and were significant enough that they rarely relocated. Also, using other sources such as newspaper articles or advertising can help to locate uses and users (of buildings).

Trove Articles

The online historical newspaper search facility of the National Library of Australia is called *Trove* (Trove, 2017). This collection of digitised newspapers contains the searchable editions of 104 Tasmanian titles (and growing) with Launceston newspaper coverage from 1829 to 1954. This archive is available for searching (plain text) articles, advertising, family notices, editorials, the weather. This information was used to track changes in use of individual buildings and to also get a better understanding of the external and internal stresses and social conditions which inhibited or enabled ‘shop-top living’.

The significant limitation of this data is the sheer quantity of data which is available (18.5 million pages from more than 1000 Australian newspapers). The other is that trying to decipher very old newsprint is difficult and it contains errors, small text and missing pieces of data. There are also changeable naming conventions and location.

QVMAG: LCC yearly reports & Archive Material¹¹

The City of Launceston *Annual Reports* and *Town Planning* archives is located at the Queen Victoria Museum and Art Gallery (QVMAG), Inveresk. This significant resource is essentially the history of planning in Launceston. It is the local government annual reports, letters, reports and other documents related to the City of Launceston held, and archived, by said local government body. This material is contained within several archive boxes designated by *LCC3* (Municipalities - Town Planning, 1922-1955) and *LCC8* (‘other reports’ i.e. Mayor’s Valedictory Addresses and Reports of Head of Department, 1898-1955). Any later City of Launceston material is archived at TAHO (Tasmanian Archive and Heritage Office, Hobart) and can be accessed upon request.

These reports detail the formation of planning in Launceston. Initially this was referred to as “health” reports/concerns, then called the ‘City Architect’ report and eventually it was a report from the ‘Town Planner’ (Petrow, 1995). These reports detail the evolution of a planning scheme for the city and the development applications it receives and the form they take. These reports demonstrate the changes occurring within the city (the 1950 version is available in Appendix D). This information was used to create a chronology of Launceston and planning which is available in Appendix B; this can also be compared to events occurring at both a national and international level (and impacted the city and how planning functioned).

This data is limited in extent and further hampered in usability by not being digitised. It represents the information deemed important enough, at that time, to archive.

2.5 Research Limitations

This project is limited in its temporal and spatial scale. It reflects the state of urban planning and design in the City of Launceston for 2017 with an analysis of the previous two centuries with respect to its retail, trade and planning history with a focus on shop-top living. There are several areas not addressed by this study such as:

¹¹ All images designated with a QVM are acknowledged to be from the Queen Victoria Museum and Art Gallery Collection.

- Regional and State planning issues;
- Precise costings for development outcomes and heritage values;
- The economic value of revitalisation;
- Housing affordability issues;
- Areas outside the inner-city area (which could provide density or of heritage value);
- Identifying adaptive reuse candidates (regardless of heritage value);
- Densification and infill;
- New builds with residential capacity within the inner-city area.

Chapter 3 – History and Heritage

To address the research aims, it is important to understand the context of ‘shop-top living’ and heritage conservation in Launceston. Understanding this history provides a framework for understanding commerce and trade and the effect of change and policies through changes in shopping and shops and how dictates community responses. This includes why people do, or don’t, live above shops. Changes in shops and shopping informs and is in turn informed by ‘planning’ developments which highlights the need to understand the evolution of planning in Launceston. Understanding the emergence of heritage conservation and associated changes in planning allows understanding for planning outcomes in Launceston and how heritage conservation has evolved. All of this has an impact on ‘shop-top living’ as does the future direction of the retail industry which will significantly alter the reality of this space in the city.

3.1 A History of Shops and Shopping

In her 1994 book *Basket, Bag and Trolley*, about the history of shopping in Australia, Beverly Kingston defines shopping as the “action of visiting a shop or shops for the purpose of inspecting or buying goods”. In Australia the term ‘shop’ generally means any form of retail space (physical or virtual) where people can purchase goods or services which enable the seller to earn a profit; shops are classified by the types of products they sell and they vary in complexity and size (Kingston, 1994). The term ‘shop-top living’ has come to signify living within the same space as a retail/commercial entity. It indicates a close link between living and working or it means precisely, dwelling above a shop. The expression ‘going to the shop(s)’ relates to the activity of going to any form of shop (as a customer, owner or worker) or going to specifically buy any item or service from any (form of) retail or commercial space (Graham, 2008).

The earliest forms of shopping, with respect to Australia, follow development of retail and commercial trade in Great Britain. Early shops were “front rooms or parts of a building which allowed public access to goods and services” (Kingston, 1994: 1) when the divide between living and work spaces was less clearly defined. This allowed for functions and use within a space to be flexible with great diversity in configuration (Davis, 2012). This in turn evolved into dedicated ‘shops’ for selling goods. Later in the mid-18th century shops developed the form we know today: counters, display cases, chairs, mirrors (shown in Figures 8 and 9).

The Industrial revolution and rise of capitalism (late 18th century), just as Australia was being colonised, saw a change in manufacturing scale which led to a change in the quantity and cost of goods and how these goods could be traded and sold. Previously most manufacture was done on a small scale from ‘home’. While this was still the case for many small enterprises (see Appendix D for what was considered home based enterprise) the larger and more impacting the work spaces became resulted in the new-found purpose-built shops. They were individual buildings or ‘spaces’ within ‘arcades’; a separation between home and the work; owner and employee (Kingston, 1994). The Industrial revolution also saw the development of a new vocabulary: shops, shopper, shopping, and ‘to shop’ (Baker and Hamnett, 2010).

The first Australian ‘shops’ were the British government *Commissariat* where goods were ‘issued’ by the government with the recycling of goods as they were no longer needed. There were no goods to buy and sell; no currency but barter systems developed between arriving ships and settlers (Kingston, 1994). People sent to England for items they required or got family to send them out (McCann, 2012) or relied in consignments of cargo which could contain anything that somebody thought they may be able to sell.

The town of Launceston was at a great distance from commerce, trade and manufacturing and had only an embryonic resource capacity; this restricted the type of goods needed to what could be easily transported. Indeed, in the video ‘Launceston bank building marks 150 years’ it is mentioned that the first currency in Launceston was Mexican dollars brought out in 1836 (City of Launceston, 2016). This isolation dictated commerce and therefore the form and quantity of ‘shops’ present.

Food was a priority and bakeries were set up quickly. Biscuits were important in an age without refrigeration and preservatives as they could be easily stored and carried and lasted a long time. Eventually biscuits would be combined with sugar to be a hybrid of baking and confectionary (Lynne Oliver, 2015). Other preserved goods such as jams, jellies and candied fruit were easily packaged and transported, and were some of the first goods manufactured to “sell”. This means that a lot of ‘shops’ were bakeries where often a family resided.

Confectionery was initially considered to be a form of medical treatment and included conserves and preserves, and vital to daily life (1905 'THE SUGAR CRISIS'). By adding oils, nuts or spices combined with innovation, new forms of candy evolved. Looking at the history of this profession the first ‘sweets’ were cough drops and peppermint sticks; by adding sugar they got jubes, liquorice and marshmallows (Risson, 2010). To create them took a great deal of skill and they were considered essential. There are many ‘confectioners’ in the records¹² and it was a lucrative and significant industry¹³. When examining historical records, it is therefore important to understand what are the significant ‘shops’ at that time so that they are not dismissed because they are not common today.

The swift development of the colonies meant that by the 1830’s it was said that shops in Sydney matched those in provincial UK towns (Kingston, 1994: 13). Technology became important as it allowed for development in the sophistication of shopping and shops. For example, gas lighting (1840’s) enabled people to shop and trade outside daylight hours; bigger windows and better buildings allowed people to hold more stock and display it better. As the country prospered due to well-funded wool, mining, and agricultural settlements the buildings and densities changed; how and where they lived changed.

The 1880’s to 1920’s were the boom period¹⁴. As mentioned by Kingston (1994: 27-30) changes in wealth and expectation saw a change with larger shopping entities being constructed such as arcades and department stores which offered goods and services and multiple departments all in one physical location. It also saw the art of shopping develop. As well as development in how shops ran i.e. they became less personal but had improved accounting practices, electric lifts, tills, lights, and refrigeration. Australian shops were spacious but not-luxurious; staff were polite, sensible, and efficient without being subservient (Kingston, 1994: 25). It was different from the previous class system which had dictated how people were treated and behaved, particularly for Australians.

After World War I shops picked up on the new, lively mood. During this time many shops were remodelled with 1920’s artful display spaces; the tasteful array of ‘items’ rather than essentials only (Figure 9). Displays became light, shiny, uncluttered, with glass glittering, and there were cash registers at sales points. Lighting the stock became important. It was during this time that small frontages opened to large glass display areas much as they are today (see Figures 5 and 7).

¹² The famous Australian confectioner Allen’s Lollies had a connection to Launceston as Mr Allen once caused a fire scare while boiling sugar at his brother’s manufacturing space at the corner of George and Patterson Street (see Appendix C.2).

¹³ The non-federation of the states of Australia meant that each had to place tariffs on imports so it was cheaper to manufacture in each state rather than import.

¹⁴ Many of Launceston’s current heritage shop (and ‘shop-top living’) spaces were constructed during this time.

Large chain stores developed which were low cost, low service with a high turnover of stock. Marketing and advertising grew in complexity and reach with magazines (the *Women's Weekly* appears in 1933) and colour and glossy paper (McCann, 2002). This changed how people were enticed to purchase (later extended to radio, celebrity endorsement). As marketing and advertising increased the types of goods available and quantity; so too manufacturing and trade developed and expanded. This reinforces the complexity of what facilitates and enables shops, shopping, and shoppers.

Transport and technology saw changes in communication, transport¹⁵ and efficiency. Also, proper accounting, billing, and customer services became more sophisticated. People could telephone orders in and home delivery was possible as was sustainable storage (bottles, jars, tins etc.). The science and art of shopping became more refined as did consumers. Shoppers could compare prices and experiences. The shop spaces became bigger and brighter and more successful. Shopping became more than necessity (Kingston, 1994: 25).



1909: QVM:1999:P:0564



1940-60: gj003724



State Library of Victoria
1945-54: gj004783



Renovation - 1954: gj004782



1945-54: gj004786



1990's-2000

Figure 5 Coles (corner of St John and Brisbane Street demonstrates the 1950's and 60's style of self-service with cash machines at the exits, piles of items to sell and also the addition of food halls. Which became a component of all major resellers with the last in the old Fitzgerald's building closing in September 2017.

¹⁵ Launceston saw the introduction of electric trams which were silent and clean (and which were later replaced by petrol/diesel transit).

The second world war created a time of austerity and rationing with supply problems for goods and packaging supplies. People only acquired what they needed. Blackouts mean no shopping at night. It also, eventually, led to a revolution in packaging as regulations and technological advancement in processing and packaging meant (a) what could be sold changed and (b) unskilled people could be shop keepers (no longer needed to go to the butcher for meat) which saw a decline in service (Kingston, 1994: 77) which led to increases in self-service. By 1950's air freight meant the quantity and quality of goods vastly improved.

The type of typical large 'shop' is all its excess is shown in Figure 5. For Launceston this meant that the number of small specialised stores (which people lived above) declined as they were subsumed by 'big-business'. This changing retail environment coincided with changes in transport and the burgeoning suburban class (as evident in historical records).

By the 1930's parking was an identified issue and car parks were needed with the first parking meter installed in Melbourne in 1955 (Kingston, 1994: 94-97). The quick expansion of car culture (more people being able to afford a car, to drive everywhere, cheap fuel) meant that the 'how and where and when' people shopped changed. This meant people no longer needed to be within walking distance (or later cycling or public transit distance) from goods and services. When combined with suburbanisation and changing expectations there was a loss of local shops as suburbs acquired shopping centres (or large shops) with plenty of free parking.

Shops became ever larger with plenty of parking, a square layout, checkouts, wire trolleys. There was impulse shopping, weekly specials, you packed your groceries yourself and transported them yourself which you could do with a car. The shops of this time clustered into 'shopping centres' where there were a variety at a single location (like a street) but with free parking and easy access from suburbs. All of this mean that people didn't go to the CBD for shopping.

With a degradation of services and amenities people also didn't live in the inner-city area. Kingston (1994) mentions that who worked in and when people could shop all changed due to (a) the separation of work-life, (b) owners and staff no longer living on site, (c) more women working, and (d) time constraints/trading hours. Examining more recent data (1950's onward) for the residential and commercial spaces in Launceston reflects this change and although not explored in this thesis due to time constraints it is considered it would reflect wider Australian trends¹⁶.

By the 1960's the biggest change in how people shopped was 'self-service'. There were no home deliveries or personal care or odd sizes or unusual products (Kingston, 1994: 67). This came about because packaging (plastics), transport, storage and larger stores made it easier for people to go from being served to serving themselves (Kingston, 1994: 61). This disconnect forever altered the relationship between customers and sellers (Kingston, 1994: 30).

Today we have many different forms of shops from boutiques to department stores, chain and discount stores, milk bar style corner shops, cafes, and warehouses. All sizes and all diverse in products they sell. The array of goods available is astounding thanks to the global market place. This market place extends to the 'online world' where a shop can be anywhere in the world and you can have things delivered right to your door (again). How we shop has changed as well as the relationship we have between work and living. This all combined to mean that the need for people to shop in the centre of the city or live there coupled with changes in regulation changed how people could live in what is now termed 'mixed use' in Launceston.

¹⁶ See the conclusion on recommendations for further study – extending the City of Launceston residential/commercial growth patterns.

3.2 Launceston: shops and shopping

The urban retail life of Launceston is tied to the history of Australia's economy, technology changes and planning regulation. As a small island Tasmania has always dealt with externalities that are part of being isolated and distant. In her book *'The cheerful noise of foundries: places of industry & transport in Launceston'* (2010) Anne Green recounts how the shops, and a supply of goods to sell in them, were dependant on resources, goods and services available and the wealth to pay for them. Manufacturers and industries are linked to the wealth of the city because of their importance in supplying everything you need (food, clothes, cook ware, storage etc.) and being able to make things (and sell them) that other people need.

Before refrigeration, disposable packaging, fast transportation, and modern food preservation the trading of goods was complex. Packaging had to be imported (and therefore reusable) or made locally i.e. why there were so many pottery workshops (Morris-Nunn and Tassell, 1983). In fact, this became a real issue for Tasmania during World War II when the German forces mined the Bass Strait which meant shipping could not proceed for imports and exports (Reynolds, 1969); glass bottles could not be imported due to the supplying country becoming an enemy nation and annual supply runs being halted (Terry and Servant, 2002: 39). The available forms of food preservation mean that bakeries and confectioners (jams, pickles, and confectionary such as candied fruits) were essential for journeying and living (Green, 2010: 29).

Corner George & Patterson Street
built 1820's-30's



QVM:1983:P:1029 - Lewis' Boots 1890's



QVM:2006_P_0154 - 1940's

False Alarm.—At 9 o'clock yesterday morning an alarm of fire was sounded from the central station, and several of the brigade proceeded to the rear of a shop at the corner of George and Patterson streets, where someone had noticed smoke issuing from a room. An investigation proved that there was no need for an alarm being given. It appears that Mr. A. Allen, confectioner, was engaged boiling sugar on an open fire in the room, to which there was no chimney, thus causing a good deal of smoke.

The Examiner 1906 (Trove)



LPIC33_3_189 - 1970's



QVM:1997_P_4078 - 1978
(car park behind, no building additions)



2017 - a restaurant

Figure 6 Corner George and Patterson now and then – the usage over time is shown in Appendix C.2. There have been significant changes in this building which is one of the oldest in the city¹⁷ in use but the structure remains essentially the same.

¹⁷ lookaroundlaunceston.blogspot.com.au/2015/04/72-74-george-street-launceston.htm

The use and propensity of shops changes over time. The 1957 film on the city of Launceston shows the ‘business, residential, factories’ of the city and details a life which differs vastly from now (TAHO, 1957). Figure 6 and Appendix C.2 highlight one shop as it changed use over time reflecting the type of shop able to afford to occupy a prime piece of real estate, the corner property, in the CBD of Launceston.

Spurling photography studio 93 Brisbane Street



QVM:1993:P:2314



QVM:1993:P:2983 (Spurling backyard)



Charles Street Infill between 1880-1910



QVM - 1880's



QVM:1983:P:0986 – early 1900's

Figure 7 A view of backyards in the inner-city area (corner of St John and Patterson Street) showing people living and working in multiple story buildings in the CBD (Macquarie House is visible centrally and the Star Bar).

3.3 A History of Living Above the Shop

‘Shop-top living’ is a form of mixed use from a time when it was not uncommon to reside where you worked. Commercial, retail and industrial life were all intertwined with residential spaces. In their paper *living above the shop* (2010) Barker and Hamlett explore the living arrangements in north-west England between 1760 and 1820, the period when Australia was colonised, and the form taken by early ‘shop-top living’ spaces. They found there was a defined ‘household family’ very distinct and different from the nuclear family of today.

Baker and Hamnett point out that living with “employers, servants, apprentices, business partners, one’s own blood relatives and those of one’s employer” (2010: 2) was a common practice even more so for those in trade. When people lived on premises the hours when the business operated were not nearly as important as business which took precedence over domestic uses of space (Baker and Hamnett, 2010: 7); the hours worked, days off were not regulated except for Sunday based on religious reasons¹⁸.

¹⁸ ‘Shop Trading Hours Act 1984 Regulatory Impact Statement’ published in 2000.

The industrial revolution saw a separation of work and home but for those in small, family businesses this remained true. In Launceston this would have held true as there were many small enterprises. Figure 7 shows the back of a business-dwellings and you can see the washing on the line, backyards (etc.) and that retail/commercial life was much more closely entwined with residential life.

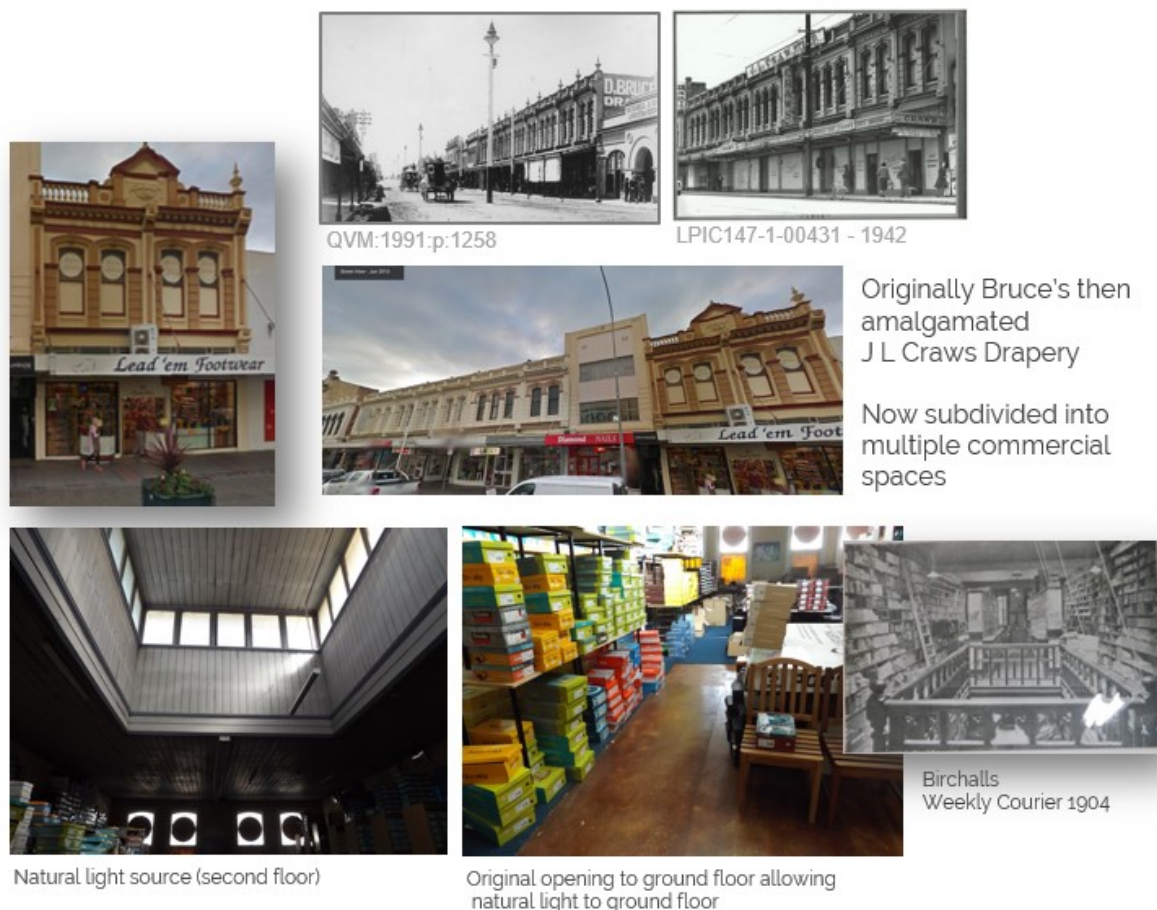


Figure 8 The introduction of Electricity (the large pole in the middle of the street) meant a change in shopping hours and how goods could be displayed. For example, prior to this time the draper's liked "natural light to show their goods rather than gas light" (McCann 2002: 6). In one store in the city the remains of an upstairs "skylight" remains. This two-story shop had a giant staircase in the centre which allowed trading on the ground floor but people go upstairs and view all the materials in natural light. When artificial light was available it was no longer necessary to have natural light (Photos taken by the Katrina Hill during a private tour).

How people occupied these spaces and what family meant are very different concepts than for today. As such when assessing a building's fabric for evidence of 'living' there are many factors to consider. For example, rooms were multi-purpose and communal, personal space was different and domestic spaces (kitchens, toilets etc.) may not be in a form expected; the kitchen could be attached to the house separately, out the back of the main dwelling structure, and easily removed or repurposed when no one lived there (Figure 7). Also, small scale manufacture of goods could mean that only a little space was used to live in (i.e. for Launceston boots, jewellery, hats could be made by a small number of people in a small space).

Figure 8 demonstrates a use and form that would be considered purely decorative but served a purpose during previous uses. This shop was a draper (until 1920's called Bruce's) and was eventually subsumed by the larger drapery J L Craw (until the 1950's). What may seem like

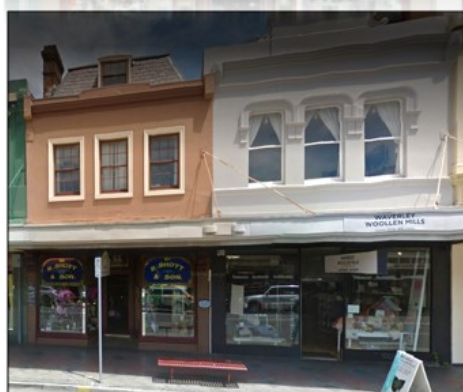
an ‘ornamental’ skylight enabled natural light to enter the building and eliminate stock to its best advantage (McCann 2002: 6). This is an example of the need to understand the use and function of architectural detail so that it’s heritage is understood and maintained. It may be the only example left of this architectural feature which demonstrates commercial needs as reflected in a building’s form and function.

PH30_1_5155 and 5156 (LINC)

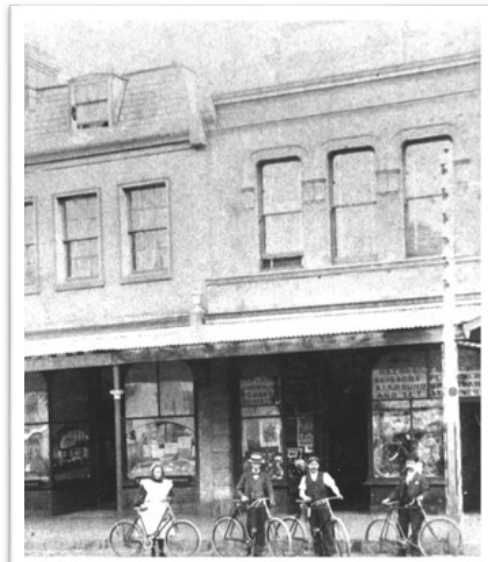


Daniel Corcoran's Grocery Emporium,
Launceston - 33 George Street - PH30_1_5154

Figure 9 Corcoran Grocer (inside and out) In George street Mr Corcoran's grocery shop demonstrated style, service and how products were displayed. Tastes change which is evidence by the comparison with the layout in Coles and today (Figure 5). This is when the science and art of shopping is developing to deal with large shops which have significant retail and distribution power



Shotts Umbrella's on the left
QVM:1983:P:1028



Shotts Umbrella's on the left
QVM:1983_P_1028

Figure 10 Mr Shott's Umbrella Shop now and then. There is very little that has changed with this building's façade and ground floor layout out due to continual use and ownership.

It is acumen and adaptability which define success. At 60 George Street was the premise of Mr Corcoran, grocer, and by 1920 the premise of Mr Shott (& Son), umbrella maker (he moved from 64 George Street). Mr Corcoran is shown in his new premises in Figure 9 (the moustaches may not have been optional). An umbrella maker could not have survived for three generations by making and repairing umbrellas alone; over time they transitioned into fine wood working and souvenirs. This shop is one of the only remaining early 20th century period shops (Heathcote, 1994) due to multi-generational ownership and no need for the moderation or adaption of the building to meet new requirements (Figure 10).

Before shop trading hours were regulated the business-owner could decide when to open and close. By mixing work and home retailers provided service and amenity to clients as it meant they could open and close as they (or the client) required. Banks used to have a manager who lived on site so that people could access their money as required (City of Launceston, 2016). Considering this change becomes significant when considering why people no longer wanted to or were able to live above shops and why adaption didn't happen or is difficult today (to bring up to code and to provide modern amenity).

This 'mixed' form of living (Figure 7) also challenges the notion of 'domestic privacy' where customers were kept apart from the private life of trade (Graham, 2008: 27). In his 2012 book *Living Above the Store*, Howard Davis explores, in detail, the architectural and urbanism of living above the shop on a global level. He points out that it is the most common urban building structure; one which is the manifestation of two common economic conditions in a single structure. In western cities there is a distinct separation due to retail changes (size and type of shops), the decline of apprenticeships, the distinction between management and labour and finally the idea that it was better to be separate from one's business and employees (Davis, 2012: 6). When considering this from a planning perspective it is the emergence of planning 'single use' zones which separated practices and land uses (to create healthier places to live).

Davis points out that although styles varied and changed the basic layout remained the same mirroring the trends from England. There was a ground-floor front room which could easily be the shop, other rooms could be used as needed and living spaces went 'up' which created density (Davis, 2012: 70). Launceston terraced shop/house followed this basic English formula. Although traditionally accessed internally by the family it was relatively easy enough to add external access for tenants. For Launceston this lack of external, to the shop, access has become an issue today as it either never existed or was built over.

As mentioned by Beverly Kingston (1994) the pre-war trend of development and diversification of shopping to the suburbs and zoning uses and activities saw people living less and less in the city centre. This cause the CBD areas to become 'ghost towns' once business had ceased for the day (and weekends).

In his 1992 article *Shop Top Housing Revisited* George Bennett states that the decline of 'shop-top living' (Australia, New Zealand, Canada the USA and to an extent Singapore) is complex (Bennett, 1992). It involved changes in what it was people wanted in a living space, life styles, economic conditions and government policy/regulation. All this is evident from an analysis of shops, shopping and planning in Launceston. The present regulatory climate has evolved as has the view to separate living and working spaces.

From a planning perspective the use of single use zones means that today (in Launceston) it is necessary to Figure out the primary use (shop or house) or put two development applications in; unless it is refurbishing a shop and putting in a dwelling in which case the latter is the dominate change of use (activity). Another factor is the development of stricter building codes which aim to provide better light and ventilation for workers as well as healthier and safer living conditions (p 82). What people could do with their land changed.

Finally, there are externalities which can be classed as ‘technical problems’. In the 1980’s there was the Australian pilot strike. This severely impacted freight and tourism operations for the state of Tasmania. Indeed, the air force had to be mobilised to move people and essential goods around. During the summer of 2017 the Bass Link Cable, which is the primary power and internet cable for Tasmania, was severed. This caused a scare with respect to the issue of power supply (over use and a dry summer meant an inadequate domestic and manufacturing deliverability) and internet capacity affecting homes, online works and EFTPOS sales greatly impacting the commercial and retail sector (ABCTV, 2016).

3.4 Key Influencing Factors – heritage and planning

The history of planning is beyond the scope of this thesis however Appendix B provides a chronology of planning and historical events which have worked to shape the planning in Launceston including both living and commercial activity in the city and heritage conservation. Presented here are key ‘moments’ which have helped shape ‘shop-top living’ (or lack thereof) in Launceston. This includes zoning (to single land use) as well as the emergence of heritage conservation – bringing both decay and conservation at the same time.

For Tasmania it wasn’t until 1956 that the concept of zoning was adopted (revised 1961) but it was more than defining zones it involved setting standards and resolving land use conflicts. By 1966 there were steps to create a full planning scheme and it was concerned with (a) use and character of the land (b) density of development (c) industrial/commercial patterns (d) services (e) communications; (f) journey to work (g) traffic density (h) land ownership (i) climate, and (j) land values. This evolution can be seen in Appendix D. These early endeavours are not vastly different from what concerns the state today and the provisions of the *Launceston Interim Planning Scheme 2015*.

These new ideas defined what activities could be done at “home” and which could be done separately. It is the start of mixed-use, or ‘shop-top living’, being separated into separate land uses through regulation and changing living paradigms (suburbanisation). The regulatory change impacted shops and shopping with the Council concerned about health with respect to what was sold in shops, how it was stored and transported and ultimately manufacturing standards. Innovation such as plastic wrapping, refrigeration, and disposable shopping bags (for example) changed what shops could stock, who could sell them and how products such as meat were processed, stored and sold. This also required new health focussed regulations.

Building regulations started to incorporate safety features so that people were protected (fire, access) and to provide adequate provisions such as sewerage and water and habitable spaces to live. This evolution highlights the different regulations and desired outcomes for the changing shop types. For example, new regulations needed to allow supermarkets to handle meat and dairy goods which were previously sold separately and handled under separate legislation.

During the 1960’s the *Annual Department Reports* (LCC3) show that parking meters and off-street parking were introduced as well as council garbage collection. These reports state that new suburban shops were impacting on small local shops and there was a push for food handling regulation. There was also concern shown for safety due to overcrowding of public spaces (fire and access compliance). The uniform *Australian Building Codes* came into effect about 1966 with food and drug regulations for shops being enacted about 1968.

TROVE: AUTAS0016125421396



LINC: AB713-1-5915 (from St John St.)



QVM:1983:P:0934 - 1900s (from Charles St.)



QVM:1997:P:0636 - 1923



Brisbane Street

LINC: AA193-1-02745



1974-75 Construction
(The Examiner 2017)



Figure 11 Launceston's Brisbane Street Mall before and after pedestrianization in 1974. It is currently being redeveloped. A video from 1975 demonstrates the start of the pedestrianization of Launceston and highlights that the urban design issues of today are not that different from four decades ago. (unknown, 2013).

In 1974 the city asked for funding which resulted in the *Launceston National Estate Conservation Study* (Launceston, Tas. Council, 1977). This was a significant turning point for the city as it highlighted the rich heritage of houses, shops, warehouses (etc.) over the previous perception of 'significant houses' as the only built heritage worth preserving. The document itself highlights the significance to the entirety of Australia. It was during this time that it was noted by the Chief Planner that 'housing stock' was outstripping supply and that there was a large quantity of unsanitary and unsound buildings due to absentee landlords.

At the same time as the *Town Planning Scheme* was being adopted in 1970's the investigation into the inner-city area pedestrianisation was being undertaken which recommended that a pedestrian system of loops and malls be introduced (LCC 8; Meineke, 1988). This was to provide a safe environment for active transport uses as well as connectivity (Duffy, 1981). This resulted in the creation of the Brisbane Street Mall in 1975 (Figure 11), the Quadrant Mall in 1979, and Civic Square in 1982 (Figure 12) and connector spaces.

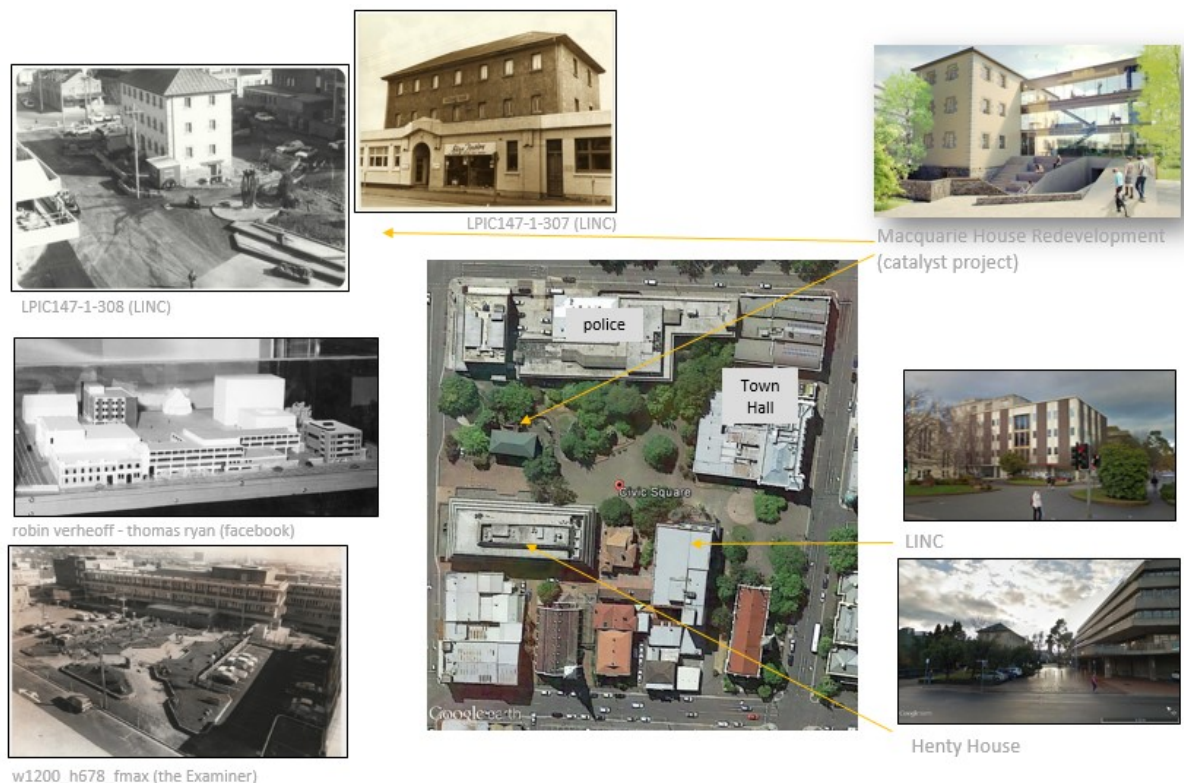


Figure 12 Launceston's Civic Square– Macquarie House saved, Mechanics Institute lost and Henty House constructed (Meineke, 1988).

The Civic Square concept was developed to provide access to essential government services as shown in the photos in Figure 12. It had provided public car parking and it was proposed that a multi-story car park be constructed behind the Myer/Birchalls building to compensate but it never was, in fact no new car parks have been built since Patterson east and west in the 1980's [pers. comm. 'planner', 18/10/2017¹⁹]. There was parking provided in Cornwall Square, the sight of the original 'public market', but that is now a bus transit centre, a 'super-store and large hotel due to a 1996 rezoning by the Launceston City Council (Broad, 2005).

The pedestrianization initiatives failed to revitalise the city due to a lack of good public transit, inadequate private parking, poor residential amenity from the existing inner-city residential spaces, a lack of inner-city services and that new builds were cheaper, easier, and more appealing. This is evidenced by small shops struggling, the inner-city spaces are empty after hours, big suburban shopping centres are preferred and frequent 'letters to the editor' in the local newspaper which is perfectly articulated in a 1999 newspaper article about the pedestrianization of the SoHo District in London (Cook, 1999) which desires 'parking and cars' because no one lives there to provide the necessary foot traffic. This is a problem best stated by Jane Jacobs "You can't rely on bringing people downtown, you have to put them there." (Jacobs, 1992). It is significant that the City Heart project (currently being implemented) is seeing all these spaces revitalized and repurposed to suite pedestrians *and* provide liveable spaces for people so they can reside in the inner-city area.

Launceston retained much of its heritage (from the 1880s-1890s) and it was first protected in the Council's *Town Planning Scheme* in 1970. This scheme recognised the need to retain the built heritage; it contained a list of 25 historic buildings (LCC3) which were excluded from specific developments which did not require approval (such as maintenance, alterations,

¹⁹ Private communication with retired City of Launceston planner.

walls, fences etc.). The 1976 scheme had 100 properties listed but had removed the part about penalising people who wilfully damaged/destroyed heritage (LCC3). The major problem with having heritage protected this way was that to add a building required the entire scheme to be amended (Meineke, 1988). This was fixed in the 1986 scheme by the Heritage Policy Code, a separate document, which can be updated. By 1988 there were 380 buildings and 17 precincts.

The 1980's saw much urban improvement such as bike lane studies, multi-story car parks, a river edge study, urban retail strategy and infill development (priority was 'living spaces' in the CBD). The council also purchased poor quality housing, restored them, and sold them on creating a revenue stream for the council and better housing stock. It was during this time the council also reinforced the heritage value of Launceston by creating awareness of preservation and conservation of the built environment. Indeed, the Annual Reports state that 'where possible existing buildings should be conserved'.

In their 1980's report entitled *The People Places of Launceston*, about recent pedestrianization by the council, there is a detailed analysis of the outcomes (Launceston City Council, 1980) and a video from 1975 demonstrates the start of the pedestrianization of Launceston and highlights that the urban design issues of today are not that different from four decades ago. (unknown, 2013). Designed for 'destination shopping' the connectivity and walkability were not designed to make the inner-city shopping district liveable. This early documentation does make mention of the history of the place and the importance of urban design elements such as wayfinding, footpaths, trees, seats (etc.). It should be noted that the area considered to be part of the pedestrian loop, in the 1980's document, is larger than the traditional CBD area (yellow) and closer to the parking exemption overlay (See Figure 1).

Luckily for Launceston a slow growth rate in the latter part of the 20th Century saw a "vast number of historic buildings and much of the character of the city remain" (Gehl et al, 2011). Combined with public concerns around environmental and heritage conservation in Tasmania Launceston has been protected from demolition and adaptive reuse which would have severely impacted the integrity of the built heritage (although natural adaptations for changing building uses and decay has seen a decline in some quality).

3.5 The History of Built Heritage Conservation in Tasmania

With 49% of the sites within the study area identified as having significant heritage value it is important to consider what buildings are best suited for adaptive reuse or retrofitting. This does not mean that all the heritage sites could be developed or even that all of the non-heritage entries would be developed. Compiling lists began in the early 1960's and was based on aesthetics and architecture and mostly important buildings. This is the start of the battle between developers and those seeking to preserve built heritage.

By the mid 1980's heritage buildings were classified by the National Trust (Tasmania) and on the National Estate Register (formed 1975). That this happened at all owes much to the City of Launceston applying to the National Estate for funds to conduct a conservation study of the city. This report is known as the *Launceston National Estate Conservation Study* (1977) and was conducted by the Department for Environment, Housing and Community Development (Canberra). The council wanted to be able to take a 'balanced' approach to conservation and redevelopment. The heritage report (a) identified features for inclusion on the registry (b) recommended preservation/protection measures and (c) determine how to achieve community acceptance and support for conservation (Mieneke, 1988).

The report does detail how little protection can be offered at a national level and that power is vested in the states (Launceston, Tas. Council, 1977: 4). It also highlights 'tourism' issues (40 years ago) being dealt with currently such as regional tourism; lack of identifiable draw cards for the city, the collection of heritage is significant not specific buildings. The report

highlights sustainable heritage without using that term: being able to pass it on to future generations, adapt it (restore, infill, recycle, renovate), provide economic incentives and continuity of 'social patterns' (Launceston, Tas. Council, 1977: 39). To understand the current conservation protection framework, it is important to understand the players: National Estate, National Trust and Heritage Tasmania and City of Launceston.

National Estate (Australia)²⁰ - The Register of National Estate established under the *Australian Heritage Commission Act 1975* to provide basic statutory protection for places on its register and protected them from Commonwealth government action (statutory authority ceased 2007).

National Trust (Tasmania)²¹ - non-government community based organisation operating since 1960 which works to identify and conserve Tasmania's heritage.

Heritage Tasmania - Tasmanian government entities responsible for the identification and protection of significant heritage places (under the *Historic Cultural Heritage Act 1995*) and which provides community engagement, education and information as well as maintain the register of properties on the Tasmanian Heritage Register²².

City of Launceston - The Council maintains its own list of significant heritage places and this information is available through their online mapping tool (Planning App²³) and was used to generate Figure 1.

3.6 The Future of Retail & Commerce in Launceston

In her 2017 lecture *(the) future of retail: five trends shaping how we shop* Dr Louise Grimmer states that the retail sector is Australia's second largest employer and is worth \$300 billion annually and that small business is essential culturally and economically while big department stores are 'dying' which will necessitate Australian retailers looking at new business models for future growth and survival (Grimmer, 2017). This lecture also highlights that the future of retail will focus on (a) technology (b) service and (c) experiences (Grimmer, 2017).

Technology will see how and when people shop change but most importantly when and where their goods are delivered (i.e. 'click and collect' and Australia Post's 'parcel locker').

The emphasis on experiences and service will see not the extinction of physical shops but a change in what and how they deliver to customers. Already retail stores internationally offer cafes, museums, classes and demonstrations, augmented reality experiences, art galleries (etc.). A return to a 'customer service' based business model affects when and how products are sold and purchased (in store, in kiosks, virtually etc.) but in no way, sees a loss of physical stores rather multi-model service which combines technology and physical presence (Grimmer, 2017).

With the changes in retail and technology there comes the possibility of transformations in amenity and service which will/could enable a return to inner city living. The City Heart project (Launceston City Council: Launceston City Heart Project, 2016) is revitalizing public spaces, the streets are once again becoming more pedestrian friendly and a Coles Supermarket is once again operating within the CBD. People still want to interact and 'shop' even if purchases are done 'online or via mobile devices. There is a large market for local products as well as niche and harvest markets which can only be enhanced by a social media presence and

²⁰ It is now an archive of information (www.environment.gov.au/cgi-bin/ahdb/search.pl)

²¹ It was heavily invested in 'grand' homes and buildings as well as being held to little account for some of its decisions

²² This register is accessed online or by direct contact with the Tasmanian Heritage Office
www.tasheritage.tas.gov.au

²³ launceston.maps.arcgis.com/home/index.html

technology assisted retail options as stated above; combating the impersonal retail experiences of today by reconnecting people to the producers who make the things they buy.

Adapting to a model of social media based promotion and engagement *and* shop fronts means that Launceston residents can sell their skills and wares to anyone, anywhere. With small city living and the amenity it offers without being too large Launceston is seeing a return of young people wanting to invest and create their own business opportunities. This is evidenced by the interest in *co-work spaces* for those who require variable and collaborative office-space (Cowork Launceston, 2017). Launceston has several such setups but none as exciting as the Macquarie House project which will see the 4 four-level sandstone 1830's warehouse repurposed with a sympathetic redevelopment that will give the space usefulness again and includes restoration, conservation and refurbishment (City of Launceston, 2017).

Launceston is seeing an increase in start-ups and small enterprise that can make use of unusual spaces, technology for purchasing and shared cohabitation rather than the large manufacturing spaces of previous economic booms. This all changes what a shop (or retail or commercial space) looks like. In his Churchill Fellowship report (Dixon, 2016) on *Smart Cities* Brook Dixon highlights the future of connectiveness for the modern city and its people. Amongst his findings was the need to be democratic, equitable, and planned; to be successful a city needs to leverage new business models, have leaders and get ready. He also spoke about the central role Universities play in a city and how they support the economy and people.



Figure 13 Newly installed shop fronts which show a return to a more heritage façade that is more sympathetic to the building (and more attractive).

At present the active shop fronts (and streetscapes) of Launceston are a mixture of attractive and utilitarian. It is a pedestrianized city and Figure 13 shows the different types of shop fronts as well as current ‘activation’ efforts which are seeing a return to more traditional frontages. A walk around the city will show a mix of forms and architecture as well as disparity between ground floors and upper levels. Many of these facades are ‘tired’ as was many of the unused internal spaces. A great number of heritage buildings remain although the awnings and street furniture obscure the details.

Chapter 4 - Case Studies & Interviews

During this research project several cases were investigated to identify the externalities (amenities and services) and internalities (meeting codes and regulations) of living above a shop and enabling factors/issues in the City of Launceston. This was done through an informal interview process during which the discussion questions shown in Appendix E were put to each interview subject. During the subsequent interviews participants were free to answer them or not and to bring forth opinions and ideas of their own volition.

Each case demonstrated built heritage conservation and revitalization in practice. They were selected because (a) the owner was willing to discuss their experiences with living above the shop and (b) they had each potentially had a previous incarnation as residential and commercial mixed use (c) they were all on the Tasmanian Heritage Register and (d) there was significant heritage information and/or expert opinion from others which was directly applicable to each case. Presented in Table 1 is the de-identified interviewees and the types of opinions and experiences they were queried on (with opening questions as shown in Appendix E).

To understand how prevalent such mixed use was and how likely adaptive reuse could be applied to buildings in Launceston it was decided that historical data and case studies could both be used to infer this form of use (or likelihood). Each case starts with a summary of some of the historical information about the building and use over time (desktop research in so much as it is possible) followed by specific information from interviewees which aims to highlight the externalities and internalities such that recommendations could be drawn.

The following case studies contains interviewee's opinion and assertions which have been summarised and condensed rather than repeated verbatim. They also contain historical information from interviewees from historical sources as mentioned in Chapter 2.4.



QVM:1986:P:0511 (1920's)



©Inhabit Construction



Figure 14 *Quadrant – 27-29 the Quadrant Mall redevelopment.*

4.1 Case 1: The Quadrant

This Quadrant property built sometime between 1848 and 1863 (Figure 14) is the last remaining original building in what is now called the Quadrant Mall (Launceston). It was designed, and occupied, by Launceston's first architect of note William Henry Clayton²⁴ (1823-1877) who was responsible for many of Launceston's fine buildings²⁵. This building is described in the *Australian Heritage Places Inventory*²⁶ as "a three-story brick, rendered commercial retail building in Victorian Italianate style with detailing around the windows and horizontal banding" although this is misleading as it is clearly much earlier than that.

This three-story commercial/residential building has seen many uses²⁷ and was classed until the 1920's as 'shop, house and land' before becoming 'shop' (*Valuation Rolls*). This does not however preclude living on site. Later years saw the upstairs rooms used as offices, work spaces and for storage [pers. comm. 'builder', 24/4/2017²⁸]. The building has seen significant alterations over time but much of it superficial [pers. comm., 'heritage', 23/5/2017²⁹].

Interview: Description of Current Use and Condition

The building prior to this redevelopment consisted of two separate three-story buildings with retail spaces on the ground floor and office/storage spaces above (Interviewee 4, Table 1). The redevelopment altered this arrangement to be three separate spaces vertically. That is each floor was amalgamated to a single use i.e. ground floor and two residential spaces above it on separate floors.

There were no significant issues with heritage or planning approval just a minor scaffold issue (Interviewee 4, Table 1). The present conservation involved (a) storing the original staircase in one of the properties which was not required in the attic should it need to be reinstated (b) retaining bulkheads which show the original layout of two three-story buildings during the conversation to three one story spaces (Interviewee 5, Table 1). The builders were also able to adapt the back façade in such a way as to maintain integrity and provide amenity (Figure 14): fire escapes and private outdoor space for each residential occupant as well as use the stair well added most recently an elevator installed in the old external stairwell.

During development the following building matters arose (Interviewee 4, Table 1):

- Difficulties in pricing building works – need deep pockets because you don't know what you will find;
- Hard to find some products and had to be tested to determine how well they suit the use for which they are intended;
- Renovation works used what is there – balconies for private outdoor spaces and fire escape (two exists) and the old stairs as lift shaft;
- Architects vision did not easily translate into achievable outcomes (need to adapt).

Future Use and Opportunities

This repurposing was done because the owner wanted to 'downsize' and socialise with friends in the CBD area where there are ample social and entertainment options and would not need to consider transit options (Interviewee 2.1, Table 1). The owner was looking forward to living there (moved in as of October 2017). The first floor will be rented out generating an

²⁴ He immigrated to New Zealand to eventually become their chief architect

²⁵ Including the now demolished Mechanics Institute.

²⁶ dmzapp17p.ris.environment.gov.au/ahpi/action/search/manage-heritage-search/landing

²⁷ The owner has a personal connection to the building as 29 the Quadrant was occupied by an ancestor who ran a Millinery shop, Miss Horton's

²⁸ Private email: commenting on the state of the building before renovation work commenced.

²⁹ Private email: heritage assessment of Quadrant case study – not given permission to share.

income as will the ground floor commercial or retail space with the current plans for a wine bar or entertainment/food space.

The heritage assessment³⁰ demonstrated the obvious significance of the building for Launceston in terms of form and who designed and lived in it (Interviewee 5, Table 1). Heritage compliance means the building's previous use and form is preserved and a reinstatement to this previous state has not been precluded.

The main difficulty was access which was resolved by creating outdoor living spaces for each dwelling with an external staircase and an elevator for the third floor although this has yet to be signed off on (Interviewee 4, Table 1). These are both evident in the photos in Figure 14. The entire back of the building is in a better state of repair than before repurposing.



Figure 15 Case 2 84 George Street redevelopment repurposes and restores a heritage building into a shop and residential space.

³⁰ Permission given by owner to share by Interviewee 5 (Table 1).

4.2 Case 2: 84 George Street

This George Street building (Figure 15) is described in the *Australian Heritage Places Inventory*³¹ as “a two storey Victorian Italianate conjoined retail premises with decorative parapet, horizontal moulding, engaged Corinthian columns and detailing around the windows”. There is no mention of it being a shop and house. It was constructed between 1880 and 1884 as part of a group of five semi-detached retail spaces 78 to 86 George (built by Mr Waldron, lawyer³²). The creation of these properties as they stand now is also evidenced by the change in valuation from £50 to £84. A newspaper article from 1912 states the boot shop has been at that location for 25 years (since 1887) and mentions the significant alteration and extension which sees “...the shop being carried back some 30 feet, new offices erected, skylights let into the stamped steel metal ceiling...”³³. This alteration left only a small section of land to the property line (which now contains the back extension) and would have removed any use within the land parcel at the back of the ‘shop’.

An examination of the *Valuation Rolls* shows that it was occupied as a boot manufacturer, importer, shop (and sometimes residence) by Andrew Duncan until his death in 1907, his brother James Gordon Duncan and then Andrew Duncan Pty until at least 1954. It is often referred to as the “Boot Palace”³⁴. It is given as the only residence of the Duncan’s in early voting registers and it was also the residence of Annabella (his wife) when she purchased number 86 George street. Presumably as an investment as the business did not relocate.

The site was used for manufacture is also evidenced by newspaper articles at the time advertising for employees to do such work and as a retail entity (via *Trove* search). Small scale manufacture does not preclude living spaces. The building was designated ‘shop and house’ in the assessment rolls and the domestic spaces could have been out the back (in the designated land parcel).

Interview: Description of Current Use and Condition

The owners were not able to locate designated bathroom or kitchen or bedroom spaces (Interviewee 2.3, Table 1). As mentioned previously this does not mean that it wasn’t used as a residential space. The utilities may well have been within an attached space at the rear of the building (see Figure 7) and removed easily enough during later renovations. As shown in Figure 15 redevelopment significantly altered the internal spaces. There were four false ceilings which resulted in a significantly different ground floor height than expected. Evidence that the building was used for manufacturing was found when the floors were removed in that they found leather strips. The façade remains intact and original (if not a little weathered).

During renovation works (seen in Figure 15) there were two significant alterations made to the building. Firstly, a third story was added which was done in accordance with a heritage directive that it not be easily seen from the street (stated by Interviewee 4, Table 1). The second was the addition of a service heavy new building element at the rear of the property right up to the edge of the property envelope. This was constructed in the required fire bricks³⁵ for the extension, Enviroseal³⁶ fire doors³⁷ and fire rated windows; emergency access is also possible from this new addition on each of the above ground floors (Interviewee 4, Table 1).

³¹ dmzapp17p.ris.environment.gov.au/ahpi/action/search/manage-heritage-search/landing

³² Daily Telegraph Friday 11th January 1924

³³ Daily Telegraph, 1912

³⁴ It was primarily designation for the Brisbane Street store (existed into the 1980’s).

³⁵ www.yourhome.gov.au/materials/brickwork-and-blockwork

³⁶ www.bradfordinsulation.com.au/campaigns/enviroseal

³⁷ www.build.com.au/fire-door-regulations

These types of buildings often shared an attic space which through which fire could spread (Interview 5, Table 1). Along with original roof shingles (which are easily combustible and hard to get to when covered over) this a significant issue to make a building safe which impacts the heritage values. In this case the continuation of the brick work separating each of the co-joined buildings is not at all obvious as it was done using bricks nearly identical to those used in the original construction.

Future Use and Opportunities

Parking and access were not an issue for the owners (Interviewee 2.3, Table 1). Also, the design makes sure that the two uses (living and working) are separate both in terms of fire safety, noise (etc.) but also so that both uses could be tenanted out if need be (Interviewee 2.3 and Interviewee 4, Table 1). The owners were doing a lot of the building works themselves (Interviewee 2.3, Table 1) which was a common theme for people who are doing this for private use rather than for investment. They also loved the heritage and want to be part of the development process so that it becomes part of them; their home. The owners (Interviewee 2.3, Table 1) stated that they want to operate their own business on the ground floor and the cost of buying a building which should be adapted to be both home and work was for the cost of a “house” without the need for transit cost/time. They separation of uses though means it could be used as a separate residential and commercial entities.



Figure 16 Case 3 known as '1842' Cimitiere concerns a restoration, conservation, preservation and adaption of a significant heritage building into retail, work, residential and gallery spaces.

4.3 Case 3: '1842' Cimitiere Street

This significant building at 121 Cimitiere Street (Figure 16) is described in the *Australian Heritage Places Inventory*³⁸ as “of historic heritage significance as a rare and outstanding example of a multi storey Old Colonial Regency warehouse building” and as “a four-story brick and stone warehouse building with a curved parapet, chamfered corners, pilasters and 16-paned windows. The corner building is the associated counting house and features an original residential section the first floor. The building features a brick pilastered façade and parapeted capping”. The building interior is viewable thanks to a sales listing which was later withdrawn³⁹.

The building is known as the Johnstone and Wilmot building after the two merchants responsible for the building. William Johnstone was the founder of a wholesale business in 1842 labelled ‘general merchants, wines and spirits’ after arriving from England at the age of 22⁴⁰. The most significant part of the building is the ‘tin room’ which was so called because it was lined with tin to keep vermin out. There are large rooms for stores, a dungeon and even hidden secret rooms (Interviewee 2.4, Table 1).

The building originally had the family living above the ‘business’ although how these rooms were used was very different than today. A store, office and home were in one location with the warehouse to the rear. The home component had bedrooms in the attic (currently preserved ‘as is’) and a large open area for a parlour on the first floor. This large front drawing room has been configured to suite modern need: sitting room, bedrooms (Interviewee 2.4, Table 1).

The Launceston City Council refurbished the *National Estate* listed building in the 1980’s to become the *Community History Museum*. My father worked on the building in the 1980’s and can attest to the difficulties of ‘renovating’ such an historic building at that time due to time, materials and the requisite skills hard to come by [pers. comm. ‘builder’, August, 2017⁴¹]. It was then purchased privately and restored and conserved by the current owners from 2003 (Interviewee 2.4, Table 1).

Interview: Description of Current Use and Condition

This significant conservation project preserved many of the internal spaces. Part of the contract of sale (2003) was that it had to contain retail and manufacturing capability (to match the retail) on site as well as residential space above (Interviewee 2.4, Table 1). The owners have a fine wood craft business which operates on site and from which pieces are displayed and sold. There is also an art gallery and other non-residential spaces available.

The residential spaces were originally on the first floor with an attic above what is now the retail space. The attic space has been preserved ‘as is’ with no conservation or re-purposing and is accessible should that be required at some stage (Interviewee 2.4, Table 1). The current residential spaces were adapted from their use as ‘office’ spaces. Service spaces (kitchen, bathroom) were renovated and living and sleeping spaces created from the large front parlour. This necessitated conforming with a heritage directive regarding keeping internal walls in their current condition rather than repairing or replacing them (Interviewee 2.4, Table 1).

During development the following problems arose (from Interviewee 2.4, Table 1, perspective):

³⁸ dmzapp17p.ris.environment.gov.au/ahpi/action/search/manage-heritage-search/landing

³⁹ www.homebound.com.au/listing/withdrawn/tas/tasmania/launceston-northern/launceston-launceston-northern/121-cimitiere-street-launceston-tas-7250/

⁴⁰ Newspaper: Examiner 12 August 1932

⁴¹ Private conversation about my father’s recollections about restoring heritage buildings.

- Difficulties with local government departments (including planning, building) which making their vision correspond with what was permitted. They found this to be burdensome but were not disappointed with the outcome.
- Trouble connecting services such as water/sewerage.
- Significant trouble preserving heritage and bringing the building up to code i.e. correctly placing fire safety equipment would have damaged the significant heritage asset of the 'tin room'.

Future Use and Opportunities

This significant heritage building would not be further adapted. No other conservation or preservation works are envisioned (Interviewee 2.4, Table 1). The use of the spaces may change but cannot be altered. A different 'retail' and commercial use is possible although it would not be able to alter the internal spaces.



88 George Street 2017
88c, 88a, 88b (upstairs, through 88a) and 88c (left to right)

Figure 17 Case 4 88b George Street (accessed through 88a) – Restoration, conservation, preservation and adaption of a significant heritage building into retail/commercial use and back to residential use.

4.4 Case 4: 88b George Street

This George Street building is described in the *Australian Heritage Places Inventory*⁴² as “a two story Victorian Italianate conjoined retail premises with a decorative parapet, pilasters, horizontal moulding and detailing around segmented arch windows”. There is no mention of it being a shop and house. It is not part of the group of five semi-detached retail spaces 78 to 86 George (owned by the Waldron Estate).

Although the façade is dated 1865, using information from the *Valuation Rolls* between 1870 and 1874 it was little more than house and shed until it was developed in 1880 to be one of two ‘shop and house’ owned by Henry Yeates⁴³. The *Launceston Examiner* describes the new building as “...a commodious shop with four rooms above is being erected by the Messrs

⁴² dmzapp17p.ris.environment.gov.au/ahpi/action/search/manage-heritage-search/landing

⁴³ Grocer and produce merchant at this location for approximately 30 years

Gunn to the order of Mr H. Yeates. The building will have an ornamental cement front...". This building was valued similarly to the other buildings in 1880 but by 1884 it had a rateable value of £113 while the 'shop and house' buildings next to it were valued at £85. This would indicate that there were considerable additions made to the structure.

In 1921 it was still one 'property' (owned and occupied by Yeates) however by 1922 (subsequent to Henry Yeates death) it was two 'shop and house' spaces with 88 George Street being the larger of the two; by 1924 this property had been further divided into four entities with two 'house, shop and land', a 'shop and land' (88c) and a 'surgery'. The building then housed a confectioner in the larger space and in the smaller spaces a shoe shop, professionals' services, hairdresser, tailor and a billiards room (and others) which indicates there was no longer residential usage. This shows how a building was adapted to suite need as required with residential use not always needed and retail spaces highly variable with respect to the space required to operate.

Interview: Description of Current Use and Condition

The current configuration has the building, shown in Figure 17, being comprised of a large commercial space on the ground floor (88 George Street) and a smaller commercial space, 88a, through which the entire above ground floor residential spaces can be accessed, 88b. There is the fourth space, 88c, which is a later two-story addition next door. The ground floor tenant at 88 George Street is Pierre's, a café since 1956. The rear access to this property, through a public open space, uses what would have been the space behind 88a. The redevelopment⁴⁴ primarily to restore Pierre's⁴⁵ as well as 88a and 88b was completed in 2009 and it was awarded the *Commercial Architecture Commendation Australian Institute of Architects 2009* and the *Launceston City Council 2009 Heritage Award: Best Attention to Streetscape*.

During the interview the following points were made by the owner/occupier (Interviewee 2.2, Table 1):

- When the residential space is accessed (through the ground floor retail space) during business hours the owner would "wait outside until they were gone" before accessing his property;
- His preferred work model is home, the next-door coffee shop and non-owned spaces outside the city;
- He enjoyed the noise of the city and being woken by the street sweeper;
- He preferred being close to entertainment and dining options.
- Transit options were adequate and he had a rarely used car in long term parking should it be needed.

There were also several issues relating to this living model (put forward by Interviewee 2.2, Table 1):

- It was difficult to find 'milk' as there were no 'local shops' to provide this kind of service although there was a supermarket within 20 minutes walking distance (he used a taxi for weekly shopping)
- He found 'dub nights' noisy and had people accessing an entertainment venue via his roof, as he had a sky light this was an issue of privacy and security;
- There was a disused taxi rank across the street which meant he had drunken people very early in the morning.

⁴⁴ www.birrelli.com.au/pierres-restaurant

⁴⁵ www.pierres.net.au/our-history.html (also had one of the first Italian Espresso machines).

Future Use and Opportunities

The significant ongoing issue in changing the use of this property is that residential access is internal (Interviewee 2.2, Table 1). If the retail space is owned but not operated by the residential occupant this could cause friction between the two uses. Should the upper floor be repurposed into retail or commercial use access would only be through this internal stair well. This access issue precludes some tenanted and resale options in part due to assessments for borrowing and also finding separate tenants for both who don't mind a shared accessed! [pers. comm. 'estate agent', June 2017].

4.5 Additional Interview Findings

Interviews were conducted with select individuals who had a declared interest in 'shop-top living' and could offer expert opinion beyond the four case studies examined. Some of these people were involved in the cases studied. Provided here is a summary of their thoughts, impressions and additional reflections on heritage renewal in Launceston.

Building Professionals

As was the case with the Quadrant redevelopment builders try to use onsite materials to carry out repairs or alterations to brickwork (Interviewee 4, Table 1). The brick work extension for Case 3, 84 George Street, used similar brickwork such that the third story separation wall looked as if it had always been there (see in Figure 14) and likewise Case 1 used repurposed 'bricks' to create window spaces where there had been doors/walls.

It was also mentioned that architects design without costing or checking the availability of materials (Interviewee 4, Table 1). The builders interviewed identified a process by which they get plans/instructions and "just go with it" to create the desired outcome by adjusting as needed and they mentioned how important it was that owners were onsite to make decisions. Also, when work deviates from the plans at all amendments were run by the surveyor to determine if they are significant enough to ask for an amendment to planning approval.

On heritage buildings the 'building works' will mean working with odd spaces, odd shapes and non-standard construction techniques (Interviewee 4, Table 1). This requires patience and skill and the ability to think 'outside the box'. It is always 'doable' it just requires technical proficiency. In particular, meeting fire codes and connecting to sewer/water infrastructure can be costly and/or difficult. Fire and safety issues are the most expensive to resolve and **must** meet national standards.

From both heritage and building interviews (Interviewee 5 and 4, Table 1) it was pointed out that heating a heritage building was important and difficult; using a boiler is the best option but they are expensive. All care needs to be taken when installing less expensive options that they are sympathetic to heritage values.

One issue relating to construction work within the CBD is parking and access (Interviewee 4 and Interviewee 2.3, Table 1). Both Case 1 and Case 2 had approved access and parking for work vehicles. The former acquired parking space in a private garaging facility nearby and the latter used a rear lane way. Neither impacted the public.

Architecture & Design & Planning

One of the problems stated with (and by) architects was that they are "always trying to be inventive and 'new' but most will end up helping people to renovate their house" (Interviewee 6, Table 1). It needs to be about being both innovative and realistic to create great outcomes.

It was mentioned that rather than get 'quotes' at the end of the design phase it is better to find a builder that you can get along with and is willing to work with unknown difficulties and

“work with that builder during the design phase” (Interviewee 6, Table 1). Otherwise it is too unpredictable and the costs capricious.

Another problem encountered was gentrification. A story narrated by Interviewee 5 (Table 1) included the tale of the heritage ‘block’ of several shops in a less affluent area of the city was ‘refurbished’ such that the owner overcapitalised. To recover costs the rents were raised. The small shops could not afford this increase so closed and either went ‘online’, moved or remained closed. The shops previously filled a niche that meant less foot traffic and visitors the state (they shopped elsewhere or online). This retail gentrification saw an entire section of the street disappear.

It was also mentioned continuously how difficult people found the planning process (Interviewees 2 – 6, Table 1, and private comm.⁴⁶). It was not well articulated in what ways they found it difficult nor was it mentioned what they would like the process to be. One of the interviewees stated that “you deal with petty bureaucrats who enjoy making your life miserable” (Interviewee 2.4, Table 1). The project observed that there was general confusion between planning and national building standards. That planning is about land use rather (derived from health and safety concerns) was not well understood. It was all ‘the council’ no matter the situation or problem.

One difficulty with bringing a building ‘up to code’ can mean a loss of heritage features and amenity. For example, (Interviewee 6, Table 1) stated that fire safety in heritage buildings is important particularly with roof spaces. The buildings can be separate but they can share that space i.e. no or inadequate fire separation. Also, some buildings have their original shingle roof and while of significant heritage value they can cause a fire hazard as they are highly flammable (and covered with other roofing material which makes smouldering fire difficult to see and extinguish). It was mentioned that in Europe there are significant mixed-use buildings that have stairs and access that would not be acceptable in Australia but were allowed (and very rarely caused a problem (Interviewee 6, Table 1).

The owner of the one of the properties (Interviewee 2.1, Table 1) and the builders (Interviewee 4, Table 1) both emphasised that the best time to renovate an upstairs space was when the down stairs ‘shop’ is unoccupied. Currently there are many vacant shops so it might be the time to do it.

Heritage Concerns

How people lived and worked were different than today; not so separate. It can be difficult to see residential use within an adapted building especially with bathroom/kitchen spaces removed or repurposed as needed – evident in Case 2, 84 George Street, where there was little evidence remaining (Interviewee 5, Table 1) perhaps due to an enlargement of the shop space in the 1920’s (see this case for details).

There are also externalities which may impact heritage values for example extreme winds put a strain on rooves not designed for longevity or strong winds (ABC Radio 28/4 2017). This is where climate change is a conservation issue as is the problem of preservation or restoration not considering ‘change’ when evaluating how buildings are constructed (for example). The same ABC Radio interview also stated that sometimes “19th Century (is) not compatible with 21st century living”.

The ‘integrity’ of the heritage is often difficult to ‘see’ and may seem ‘obvious’ to conserve/preserve may not seem so to builders, owners (etc.). The heritage office (Interviewee 5, Table 1) had a story of an inquiry from a home owner because his ‘plumber won’t touch’ some works because of a potential heritage conflict. Upon assessment it was very old

⁴⁶ Honestly this was a point made by nearly everyone I met regardless of actual contact with local government planning bodies.

plumbing of heritage value. The solution was to leave it *in situ* and install new works around it. This also speaks to the skills of the older plumber about is of historical value and which might not be the case with modern tradespeople.

Previous development, as shown in all the cases studied, can mean that there will be a ‘hodgepodge’ of materials, techniques, and decay such that very little is in pristine condition (this is where it is important to conserve use over time; just because it is not ‘original’ does not mean it is without value). Heritage Tasmania can offer advice and will provide information and they maintain a service directory⁴⁷ of professionals and specialists to assist with heritage repairs, conservation, restoration, and adaption (Interviewee 5, Table 1).

Finally, Heritage Tasmania do not have a threshold for engagement (Interviewee 5, Table 1). Before March 2014 it was “if work doesn’t effect historical works then don’t need approval”. This meant that the public were using ‘common sense’ rather than regulation to engage. Heritage Tasmania provide advice. They don’t provide a colour scheme for painting but they can help with types⁴⁸ of paint (for heritage properties). It is about providing information not using a ‘big stick’ to achieve successful outcomes for a building. There also needs to be a better way for ALL stakeholders to communicate so that it doesn’t create long delays and extra expense for owners.

Developers & Investment

A professional, used to dealing with property and investors, states that it was difficult for investors to invest in development of both heritage and/or ‘shop-top living’ works as they found costings too unpredictable although always expensive (Interviewee 3.1, Table 1). There were also the issues of insurance (for the building and during the build process) as well as difficulties with mortgages and mixed-use - retail and dwellings are different so need to have specialised advice.

For one business owner there was the issue of providing access to an above ground level space separate to the shop which would (a) be expensive to plan and do, (b) would mean losing some of the square footage of the shop and (c) require heritage approval and they didn’t want to deal with Heritage Tasmania (Interviewee 3.2, Table 1). A property next door had been altered to allow for separate access (although to provide upstairs commerce rather than a dwelling) however it was not a heritage property. There was also the problem of fire exits from the upper floor. One of the case studies mentioned that they had a ‘strange’ arrangement (not documented to the author) so there is always a solution you just need to be innovative (Interviewee 2.2, Table 1).

⁴⁷ heritage.tas.gov.au/works-and-development/heritage-services-directory

⁴⁸ The chemical composition of the paint and/or the colour

Chapter 5 – Results and Discussion

Good urban planning influences economic achievement and socio-economic composition, turns spaces into places, and balances the natural environment with the built, social and cultural character of a location (Urbanesign.org.au⁴⁹, 2016). This combines to help measure the livability of a place. For the Launceston the elements that create a liveable inner-city space have largely disappeared (or declined) from a combination of internality and externality such as the development of single use zones and suburban centres; regulated shop trading hours; transport requirements and costs (public and private); then types of shops needed (amenity); and a change in what is considered liveability (Chapter 3).

Adaptive reuse as a revitalisation tool has been done, is being done and can be done more to great benefit for Launceston if some contextual factors are addressed and resolved. The following discussion focusses on the broader concepts of revitalisation for the city of with respect to the knowledge acquired during the case studies and interviews.

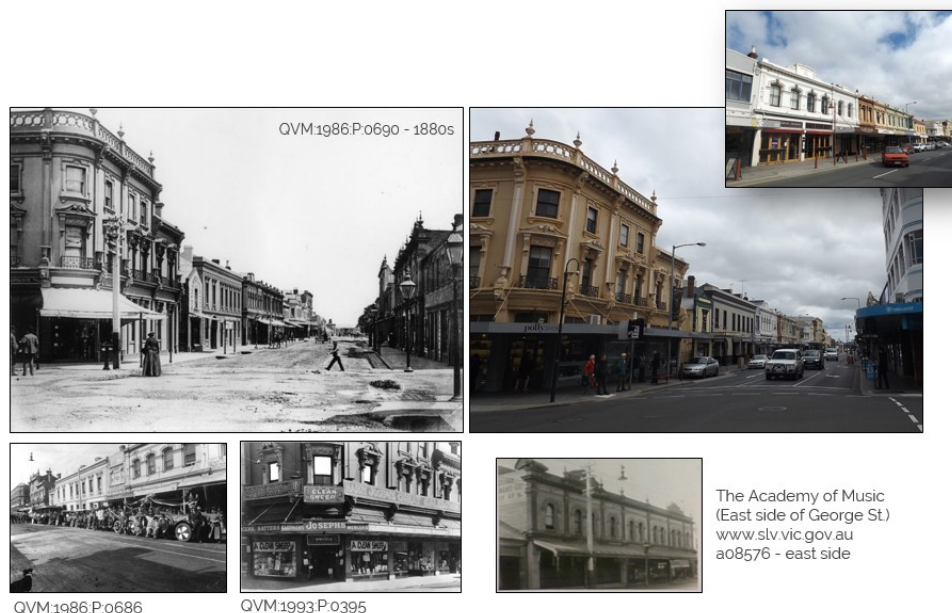


Figure 19 George Street ~1900 and 2017 – it is possible to see that the east side is intact while the west side has been re-purposed. The Academy of Music (theatre) was constructed in 1886, remodelled to be the Plaza in 1932 and demolished in 1964 (modern small-scale shops replaced it).

5.1 Prevalence of Historical Mixed Use: George Street Study

To understand the prevalence of mixed use in historical Launceston a subset of data was analysed (described in Chapter 2.4). As two of the cases were on George Street it was selected as the area for further investigation and as a sample site for analysing the data available in the *Valuation/Assessment Rolls* (chapter 2.4) as it is both well established and stable in its retail/commercial spaces. The data was collected from the *Valuation/Assessment Rolls* to determine the prevalence of the types of building use and the changes over time with two subsets of data collated (1) the west side of George street between Cameron and Brisbane

⁴⁹ *Creating Places for People* an Urban Design Protocol for Australian cities has been adopted by many government and private entities including The Australian Government, PIA, City of Launceston (and many others).

Street because the heritage is intact still and it was a known location of ‘shop-top living’ and (2) both the east and west side of George Street from Cimitiere and York Streets.

George Street from the Brisbane Street intersection in ~1900 is partially intact when compared with today (Figure 19). On the western side (not visible in the photo), exists the remains of the original post office and is where the Academy of Music, later the Plaza theatre, was located (until it was demolished to make way for shops in 1964). Both were considered significant buildings as such the street would have had significant foot traffic and busy shops. The building at the corner of George and Patterson (Figure 6) is one of the oldest buildings in Launceston and was also investigated to determine the forms of use for these shops which is shown as a chronology in Appendix C.2.

From the data extracted from 1865-1940 rolls (See Appendix C.3) it is possible to see the designation of ‘shop’ and ‘shop and house’ and ‘house’ has changed over time (Figure 20) with subdivision of land for different uses occurring indicated by the steady increase in the number of individual entries in the rolls. This data also shows that until 1895 there were no separate ‘shops’ rather mixed uses exclusively. The annual rates data also shows the influx of wealth 1890-1900 and again from 1929-1940.

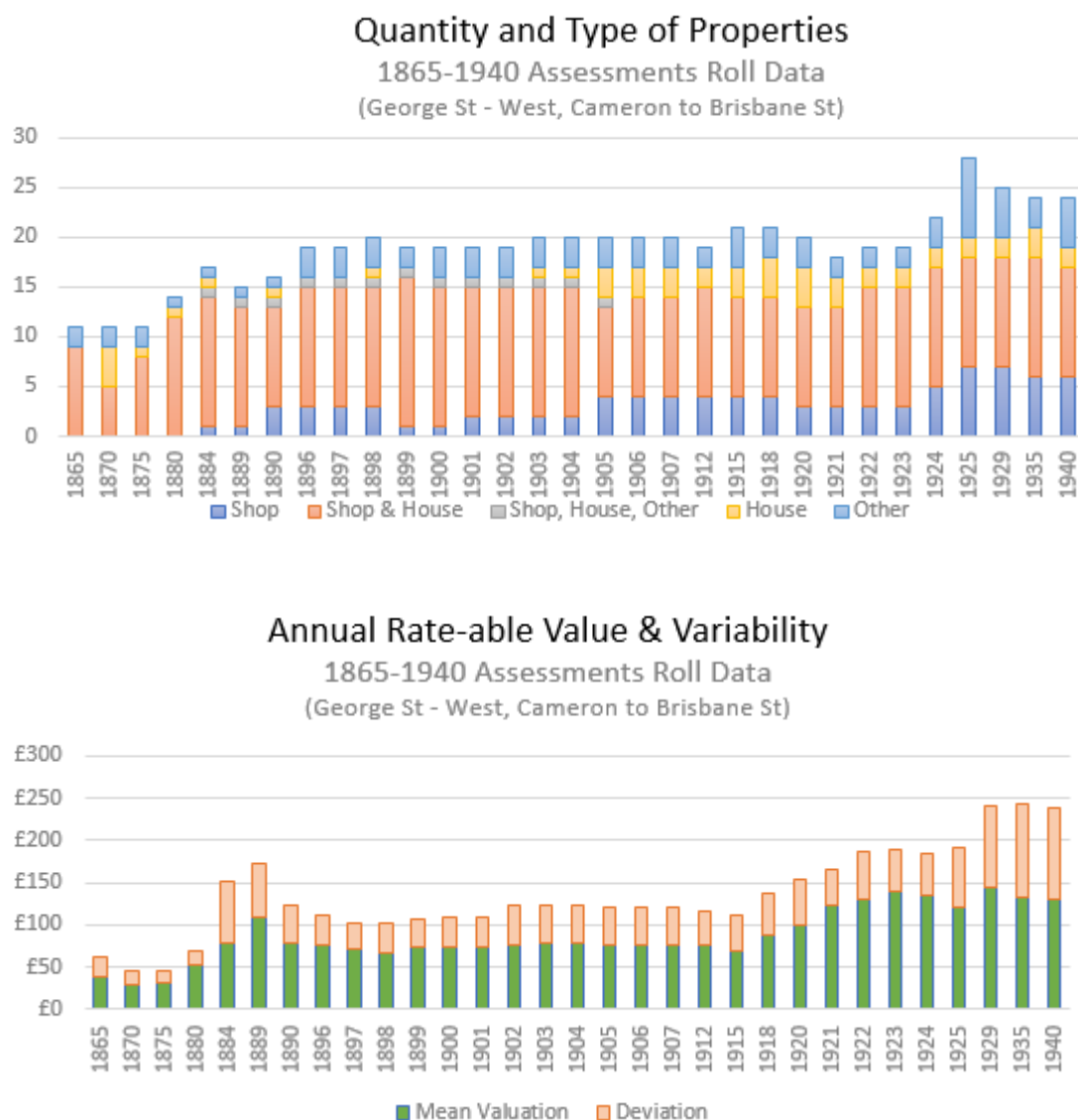


Figure 20 (top) quantity and type of properties for each year in the annual valuations 1865-1935 (bottom) rateable value, of buildings in George Street, Launceston (between Cameron and Brisbane Street, west side) 1865-1935 which show change, stagnation and growth periods.

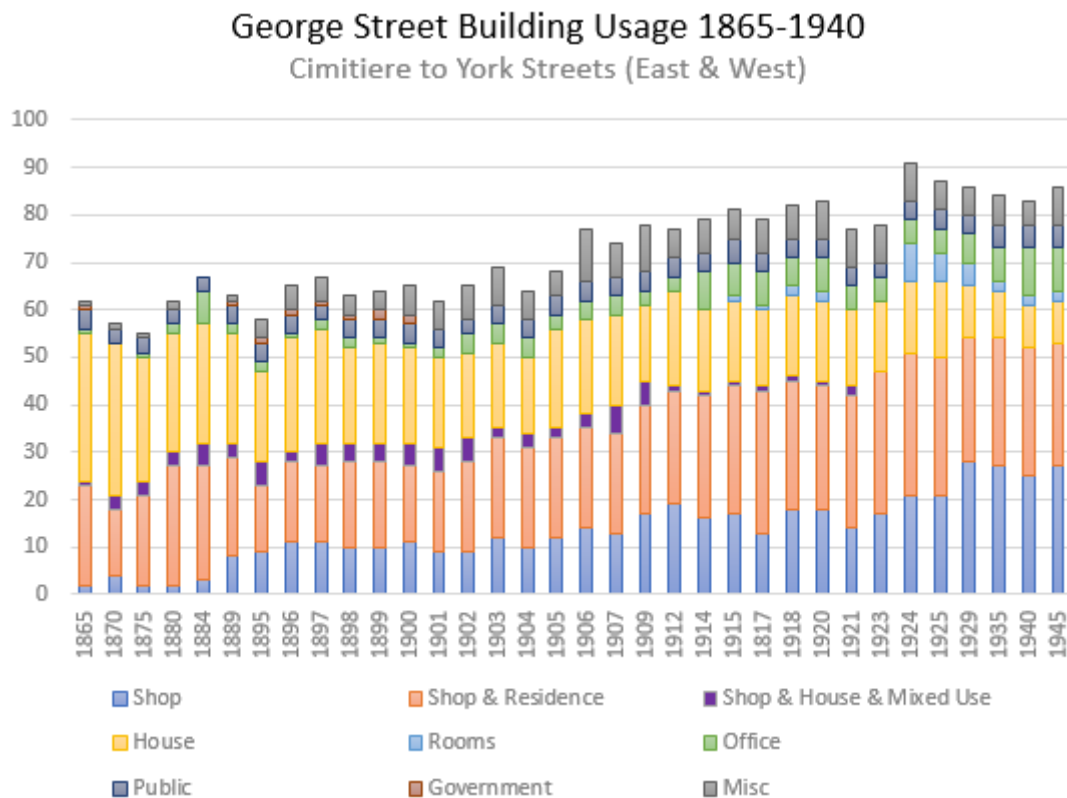


Figure 21 Building use over time in George Street, Launceston 1860-194 (between Cimitiere and York Streets). This data shows the consistent 'shop & house' arrangement that eventually became shop and residential or work space.

Figure 21 clearly shows that 'shops' as single entities really formed around 1890 and continued to increase in number. Although 'shop and house' remained relatively stable it is interesting that 'house' as a single use declined as mixed-use and offices increased. This shows the change of use as commerce and trade increases in this street.

5.2 The Benefits of Living above the Shop

Overall, for the people interviewed during this project the benefits to living above the (or a) shop appear considerable. It provides them with the access and interconnectedness they desire for business as well as the social engagement and amenity they want. That is not to say they don't require more amenity and services or that it is not without its difficulties. For example, one of the interviews (Case 4 88a) said that they are not able to easily access a carton of milk but they are very close to fresh coffee, and interviewee shares an entrance with clients of the business below and he must wait with his shopping bags until the customers are "gone or occupied".

The Quadrant case study (Case 1) was undertaken by a single person who desired to be closer to friends and social opportunities rather than in a suburban location further out from the city centre. The amenity of the new space was quite adequate and any 'downsizing' was adequately compensated by the nearby services, entertainments, restaurants, and cafes. During this study it was mentioned by multiple people (in passing) that they would be happy to relocate to central areas of the city to live if only there were adequate residential spaces to buy (no rent).

In a wider sense the benefit of shop-top housing for Launceston is that it provides alternative or extra residential spaces to meet a changing liveability demographic. In an article in August 2017 Eryk Bagshaw highlights that New South Wales and Victoria are ‘sitting on a glut’ of underused homes due to the occupants being unable to relocate to smaller, service oriented spaces which could provide them with a quality of life that want (Bagshaw, 2017). That is single people living in three or four-bedroom houses because they can’t move. They can’t move because government policies make it unprofitable for them to do so and because the smaller properties just aren’t there. This article highlights the need for planning provisions that allow for mixed density within or near the places these people live (they do not want to move to cheaper or smaller spaces outside their preferred location).

5.3 A return to ‘shop-top living’

As previously introduced, there are two forms of ‘shop-top living’: above the shop (denoting a relationship between the two uses) and above a shop (separation of uses). The case studies were all examples of people choosing to live above the shop (their own business or they are the owners of a tenantable space). They did this to be close to where they work, or because they didn’t need to live in a suburban setting or they didn’t want to (using the city centre to give them the desire social life). That is not to say that the two uses can’t be separated such that tenants of the ‘shop’ below have no relationship to the residential tenant but that is not what has led them to make the choice they have to live above the shop (which is most advantageous for them at present). All owners clearly articulated problems/issues with this choice.

Most urban renewal projects make use of existing buildings so revitalisation is done through renovation, conservation, and new builds (Greed and Roberts, 1998, p 64). To be successful means finding a balance between usability (layout, energy usage, flexibility) and the cost of renewal (and health and safety, fire regulations, access, economic return). It also means defining what is culturally significant and valued about a place (regardless of heritage status).

Any development in Launceston needs to comply with planning, heritage and building regulation. The significant and often costly issues for conservation (and renovation) as identified by all interview participants can be summarised as:

- Fire protection (doors, walls, roof – particularly if the roof shingles are kept);
- Accessibility (general egress and emergency evacuation);
- Noise abatement between floors, windows;
- Heating (passive, active and including insulation);
- Access to and removal of water, sewerage, and waste;
- Access to the National Broadband Network (NBN) with infrastructure placement;
- Rewiring electrical services.

Today Launceston has busy central spaces which are returning to being active 24/7. Any ‘shop-top living’ activity increase needs to be able to supply the services and amenity along with being able to cater to different models and be open to the types of shops below. Living above a restaurant may be noisy while living above a bridal shop quiet. This mix of uses gives rise to common planning concerns which can be difficult to overcome when dealing with heritage buildings:

- Lack of car parking for residents and visitors;
- Interior spaces are not suitable for modern living (small rooms, poor natural light);
- Noisy (internally and externally);
- Have poor insulation;
- Poor fire management (shared attic spaces where fire can travel);

- Poor access (may be through a shop with no other exit points);
- Fire retardant materials not used (shingles burn underneath other roofing);
- Uncommon materials required and installation issues
- Everything is tailor made and more expensive (or difficult to locate).

Buildings need to be brought up to code and this may be very difficult and expensive with some heritage buildings. The solution requires innovation, technology and experience, complex plans, and design.

Each of the cases examined were properties on the Tasmanian Heritage Register be they conservation or adaption projects. In each of them the above issues were significant and required planning and design consideration to find solutions to the above issues. As more inner-city living (uptake, conservation, adaptations) occur the greater the chance of a loss of heritage due to the difficulties associated with meeting planning and building regulations.



Figure 22 Examples of attractive and active frontages in Launceston at present.

5.4 The Frontage is Not the Facade

The frontage is where the ground floor of a building meets the city. People walk alongside the building (entering it, leaving it, approaching it etc.) and sit or stand or engage in activities outside of it (Gehl, Kaefer and Reigstad, 2006). According to Jan Gehl (Gehl, 2009) ground floor frontages, in any urban environment, are integral to the perception of attractiveness and amenity. It is where people use all their senses to engage with each other and their surroundings. Having attractive frontages and a high level of transparency (i.e. being able to see into the shop) means people feel welcome and want to linger. Figure 22 highlights some of the attractive frontages of the Launceston CBD.

A good example of creating good frontages in Launceston is the revitalised LINC building in Civic Square Launceston (Martin, 2015) which removed some brick work and small windows and replaced them with glass and engaging internal spaces therefore opening an entire ground floor such that everyone can see form, function, and use of the building. This creates an inclusive not exclusive building and fosters interaction; demystifying the internal working space so that people feel comfortable entering and using those spaces.

The paper *Close Encounters with Buildings* (Gehl et al, 2006) shows that there is 7 times as much activity and time spent in front of interesting facades therefore the frontage and façade are both important. The report *Launceston public spaces and public life* finds that to have a vibrant and pedestrian friendly urban space there needs high quality street level elements (Gehl et al, 2011). This is about creating places where people want to linger and enjoy. As Brent Toderian points out “A place is sticky if people love it, and don’t want to leave” (Toderian, 2014). Launceston has many street cafes and attractive shop fronts. There are, however, streets that have little appeal with many vacant shops and little to attract people to walk down them let alone linger. This is about managing streets so that there are destination points or reasons for traversing an area to then provide the foot traffic to attract retailers (and the cycle continues).

Figure 13 has examples of a recent façade refurbishment in Launceston which aims to show the quality of products and services available through quality frontages. The George street shop has had its entire ‘floor to awning’ glass replaced with a more vintage style shop front more in keeping with the age of the property and the Brisbane Street frontage has been tidied up and interesting details added. This has greatly improved the amenity of the frontage space making it seem of a higher quality and more attractive.

Public spaces and streets can become mono-functional space (single zone) focussed on retail and commercial outcomes while trying to provide ‘entertainment’ and service in an attractive manner. This is an obvious design ‘trap’ which the 1975 video *The People Places of Launceston* about the pedestrianization by the council of Brisbane street to facilitate ‘destination shopping’ demonstrates. The Brisbane Street Mall became a shopping arcade without a roof, temperature control, security, or much parking. It was not a revitalization strategy concerned with creating a liveable space with a mixture of uses, diversity, connectivity and walkability.

According to *The City at Eye Level* (Glasser, 2012) a city is not just a functioning environment but it is about experiences. If a place is safe, clean, relaxed and people can find their way around it then visitors remain three times as long. Part of this is making spaces adaptable and interesting as well as having an urban design strategy focussed on density, navigability, connectivity and walkability. This is the future for both physical retail spaces (Grimmer, 2017) and inner-city living is best articulated when an inclusive approach is taken.

5.5 Prior Launceston Study

Launceston has examined the ‘living above the shop’ concept and in 2014 the Launceston Chamber of Commerce initiated a ‘trial’ to identify issues that arise when undertaking an inner city living re-development (adaptive reuse). The case selected was for an above ground space in the Quadrant Mall (a different building in the same area as Case 1) which was in excess of 300m² with the case study being to create three separate living spaces⁵⁰. This study concluded that such a project was (a) technically challenging (b) difficult in the regulatory environment of that time and (c) cost prohibitive (Launceston Chamber of Commerce, 2014).

From a planning perspective the ‘trial’ identified that the main impediment was zoning: any residential adaptive reuse would be discretionary rather than permitted adding time and costs to a project. It is important to note that the protection offered by discretionary is for the *benefit* of business rather than to stop development. Conflict can easily arise and the role of planning is to mitigate land use incompatibilities. Living in cities is noisy and business owners have requirements that could be seen as ‘annoying’ by residential users. For example, a hotel in the CBD area wanted the town clock to not chime at night as it woke guests,

⁵⁰ This work was undertaken by *Bullock Consulting* and 6ty^o

however it is part of the city's character and as a resident near that clock said, "you get used to it". People need to know what it is they can and can't do as well as allowing for innovation, new technology and new ideas for solving problems. One of the issues which arose during interviews was that separating out building and planning regulation is often difficult.

The Chamber advocates for more flexibility in building regulations for heritage buildings, all inner city residential use to be permitted, a reduction of specialist reports and incentives for uptake. The first three do not seem to have been an obstacle for those interviewed and currently engaged in developments (all heritage, single or double dwelling spaces above a shop). The latter is more interesting in that it might mitigate the developer perceived difficulty of investment return. It also highlights the difference in thinking between creating liveable spaces for personal use or for economic gain. Should Launceston rely on a small number of developments each year or endeavour to create a more attractive environment for developers.

5.6 Comparable Initiatives

Launceston is not unique in having an inner city with decaying or underutilized buildings which could be a source of residential spaces. Indeed, the *Launceston Inner City Living* document is based on Cork (Ireland) 'Living Over the Business' information leaflet (Launceston City Council, 2017). Ireland ran two living over the shop schemes (LOTS) with the first in 1994 and the second from 1999 extended until 2006. The scheme was unsuccessful because first home buyer's grants (for that time in Ireland) did not allow people to buy refurbished buildings only new builds (like Australia), a 'problem with stamp duty' and also people who were developers already were not 'keen' to get involved⁵¹.

Before this initiative Dublin, Ireland, instigated an urban renewal scheme (1986-1994) which created new apartment blocks and led to refurbishment of commercial premises (Prunty, 1995). This scheme used attractive, one off tax incentives for the private sector. It relied on the 'neighbourhood effect' which creates a climate of renewal which spreads beyond the limited borders of any scheme. They were not able to calculate the loss of revenue (taxes and rates) but they were able to define that any benefit at all would not have existed (be that financial or otherwise).

The tax incentives were available for owner occupiers and investors (Politics.ie, 2015). The complexity meant that many people were not incentivised. Interesting points were raised in Thornton's (2000) article chiefly that business owners (ground floor) had safety concerns, were unsure about handling residential tenants, they needed the space for storage/expansion and that they feared not being able to take possession of the premises once they rented it out (due to tenant security tenure initiatives). He also pointed out that minimum dwelling space size was important more so than a maximum size which had led to poor liveability.

In Australia, the Lismore City Council advocates for 'shop-top living' by providing information about where and how to undertake this kind of development (Lismore City Council, 2017). It provides examples to solve common problems associated with access and fire standards. They specifically make mention of the problem of paying for infrastructure costs (water, sewerage, roads). To solve this problem the Council, waive such expenditures for two years with the proviso that (a) there are no more than five bedrooms on site, (b) the number of laundries on site do not exceed two and (c) the number of toilets does not exceed three. It also, like Launceston, does not require off-street parking for above ground floor residential spaces in *existing* buildings.

⁵¹ Question Time, House of Parliament, Ireland 1996.

5.7 Heritage Led Regeneration

In her book *The Past and Future City* (1996) Stephanie Meeks discusses the use of built heritage as a tool for revitalization of communities and its people. Meeks states that “historic preservation is an exciting revitalization tool” and that by understanding, protecting and enhancing heritage you give communities a sense of place. Her work speaks directly of issues of displacement, sustainability, inequality, affordable housing and needed employment opportunities. Ultimately, Meeks argues, historic preservation is both a way to save beautiful old buildings and the stories they carry, and to deeply engage with the local community and their concerns and needs.

A successful heritage focussed outcome requires the application of sound conservation expertise with innovative and sensitive architectural and interior design skills; that a building should “fit in” with the character of its surroundings which is difficult to do without replicating what is already there. It is not about function but about form. This is tricky as “good taste” and “fit in” are subjective terms.

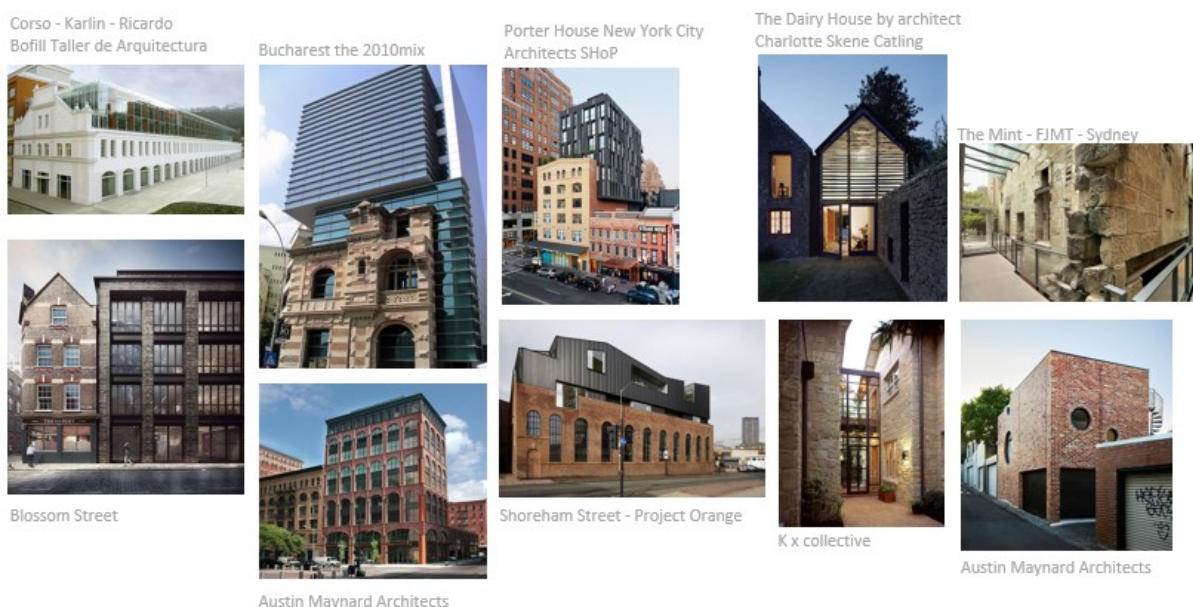


Figure 23 These images show sympathetic density increases (height) and repurposing of heritage buildings; it includes using sympathetic materials (Pinterest). These examples exceed facadism which is where only the outer shell of the building is retained.

During the PIA Tasmanian State Conference in Launceston (PIA, 2017) Trevor Budge talks a great deal about architecture giving a place significance and distinctiveness. Figure 23 demonstrates projects which have taken heritage and existing structures and used them as the basis for revitalizing that structure to provide density or amenity or new-purpose in a sympathetic manner. This dynamic consists of two different and interconnected ideologies:

1. built heritage conservation - preserving and restoring the original identity and function to a building;
2. Adaptive re-use - turning a space into a useful place once again, adapting it to suite a new need.

Mismatched goals and expectations between conservation and planning when regenerating built heritage highlights the three main areas of conflict: protection, re-use or demolition (Mieg and Oevermann, 2014).

The primary difficult then is how to decide uses and users such that the significance about a place can fit into a category of “preserve, fix, or change” (State Library of Queensland, 2015). The next consideration is one of costs; whether preservation and/or restoration provide a good economic or social return, how to make this determination and also who is responsible for ongoing maintenance (Brightman, 2012). Launceston is already a proponent of adaptive re-use⁵² however there are still pressures with heritage such as density increases (height) and defining sympathy architecture.



Figure 24 Pod installation by S.Group (2017) means that livable spaces have been created within a heritage church meaning minimal impact on the building but provides amenity and service

Being aware of the heritage and not just seeing the architecture that can be manipulated or window dressed is important. An example of adaptive reuse with minimal impact on the building including previous use is the S.Group’s “St Luke’s” development (S.Group, 2017). This project created livable spaces with minimal impact to the existing structure by adding a sympathetic new build housing services and ‘pod’ structures within the church itself. (Figure 24). This method did not impact on the structure and clearly allows people to view the roof space and grandeur and heritage value. One of the interview subjects (Interviewee 3.2, Table 1) indicated that they did not want to construct ‘internal elements’ which obscured the internal structure or precluded a return of the spaces should the residential option no longer be needed (Figure 8). The concept by S.Group could be employed in this space and would show that using innovation and technology you can create solutions which have strong conservation values and are functional.

⁵² In 1977 the old Crown Mill (22 Cameron street) was purchased with the vision of adaptive reuse to create office space by Glen Smith and Lionell Morrell & the QVMAG at Inveresk repurposed and conserved the old railway yards and workshops.



All development photos from *The Examiner* 2017



C H Smith revitalisation
(after 27 years)

artas.com.au/launceston-revitalisation

Figure 25 The C.H. Smith redevelopment – demonstrates sympathetic heritage revitalization which also added to the heritage values (after 27 years of one failed project proposal after the other).

Another example of adaptive reuse and conservation is the *C.H. Smith* building development. Shown in Figure 25 this site has been left vacant (and decaying) for 27 years as solutions for use were sought which were not cost prohibitive and sympathetic to the architecture and heritage. This site has a history of ‘schemes’ that could not be realized and did not suite the surroundings. By waiting for technology, innovation and the right people (locally led and driven) it has meant that the development works for the space and the city and provides what is needed (offices and car parking) without losing the heritage value (City of Launceston, 2016).

George Street is interesting in that it demonstrates what can and can’t be conserved and why adaption may fail to be an outcome. This street reflects what you can’t control and which is a demand for use. The west side of the street is largely intact while the buildings on the east side have gone or have been significantly repurposed. This includes the original post office which is barely discernible from the street (with a false façade and ground floor), the large theatre and many of others which have been demolished during the York Town Square development or re purposed⁵³. The question then is why has the west side remained so intact? The simple answer is (a) continual ownership and in some cases long tenancies which is demonstrated in the valuation rolls and (b) there is a place for small shops where as a large theatre, for example, is hard to repurpose (although not impossible as one of them is a printery and another adapted as a gentleman’s clothing retailer).

⁵³ The corner has been replaced by the heritage listed Holyman House which is unique and has its own history which is significant locally and nationally

5.8 Creating Inner City Liveability for Launceston

Liveability is a term which represents the features and amenities that make a place somewhere that people want to live. To create liveable and sustainable cities requires an approach to planning that integrates many urban factors: land use planning, transport services, quality of buildings and spaces all contribute to creating a liveable and sustainable city. Professor Giles-Conti highlights that housing, feeding and providing water are a city's biggest problem which can be solved by providing local shops and service, transport options, green public spaces and higher-density living (Giggacher, 2017).

The question is, how does heritage conservation and adaptive reuse create liveable cities and what role does 'shop-top living' play? Firstly, the built heritage and the history of Launceston are part of its quirky, unique character. Trying to create a vision for liveability necessitates taking it into consideration. Losing it will lose the charm and character of the city. Secondly, if you don't understand shops, shopping and those who do both then you can't plan for a city which is vital and full of people. If the urban design principle is for liveability, walkability, active spaces an understanding is required of the interactions that people expect or want from 'shop-top living'.

An inner city residential increase for Launceston is a current issue which requires strong focus due to its status in the *City Deal*. Creating walkable streets (safe, comfortable and interesting) is part of a design strategy not solely focussed on liveability. It is part of creating active shop fronts for active retail and commercial activity within the city centre.

There are currently four significant strategic plans within the city of Launceston which are strong enablers of both heritage revitalisation and 'shop-top living'. They work with each other and do not have contradictory outcomes or activation goals. The first of these is the *Greater Launceston Plan* which is a community vision for a sustainable greater Launceston.

This plan (1) respects heritage values and the integral city linkages that inherent in historic patterns of use, (2) encompasses housing density and affordability, private and public transit, wayfinding, economic growth, etc., (3) supports infill and development of selected areas to minimise impact on built heritage, and (4) supports Inveresk (where the University is relocating to) as the premier cultural, education and tourism precinct and any in which any development must work within a robust heritage and environmental framework.

The second is the *City Heart Plan* which incorporates urban design goals of walkability, streetscapes, connectivity and aims to make Launceston a premiere commercial and social 'hub' of northern Tasmania. It has a strong heritage values focus when considering both the renewal and activation of spaces. It comprehensively acknowledges that people dictate walkability and usability not cars or commerce, as well as appreciates that 'city hearts' are important to the cultural distinctiveness and the bond between 'person and place' of its inhabitants. It also supports co-work spaces which allow individuals, start-ups, small companies, travellers and others to tap into communal office space and resources on a flexible basis⁵⁴.

Thirdly there is the University of Tasmania's *Northern Expansion* which aims to create a 'university town'⁵⁵ [pers. comm. 'Interviewee 8', Table 1, 15/6/2017⁵⁶] which highlights the university's position of importance and economic vitality for the region and one of the elements of 'Great Small City' (Shapiro, 2015). The University promotes education, health and cultural identity via a "vision for a site that supports learning and research, enhances the student experience and has a seamless connection with the Launceston CBD" (Utas.edu.au,

⁵⁴ 'Macquarie House redevelopment' approved by City of Launceston in 2017

⁵⁵ universitycities.org

⁵⁶ Private meeting however the sentiments expressed in the meeting have been publicly stated.

2017). Inner city Universities (over suburban models) are “catalysts for commercial and creative growth” (Sisson, 2017) and also promote liveability, walkability and social inclusion which will benefit inner city living and urban revitalization.

Lastly there is the *City Deal* which is a significant financial partnership between all levels of government for a range of commitments to position Launceston as a ‘liveable and innovative regional city’ (Commonwealth of Australia, 2017). It provides funding for the University of Tasmania northern relocation. It also supports the City Heart project to ‘revitalise the historic CBD through improved public spaces, transport and signage’ (which it is currently implementing). Finally, it seeks to create a ‘vibrant, liveable city’ by supporting in-fill development and an increase specifically stating to ‘assist the private sector to redevelop buildings in the CBD’ for residential and tourist accommodation (through regulation).

Issue	Revitalization Effect
Gentrification	Improvement to buildings, streets (etc.) causes more affluent users and uses to undermine those in marginal fiscal situations.
Daily Life	It may disrupt or fail to consider services, amenity and the things that make daily life acceptable.
College Towns	Significantly altering the inner-city dynamics may damage the very things that make the city attractive to students and families.
Heritage Loss	Through poor choices, ignorance and underfunding heritage could be lost or irreparably damaged.
Inequity	Not all uses and users are equal; there needs to be a fair analysis of developments so that do no negatively impact or preclude future uses or users.
Money Matters	Difficult to get loans and mortgages for mixed uses developments as well as
Investment	It is difficult to quantify spending for heritage properties and any government incentives (e.g. tax breaks or credits) may not lead to the desired outcome, subvert other goals or be undermined by different government policies or incentives.

Table 2 Table summarising the contentious issues for adaptive reuse, revitalisation and ‘shop-top living’.

5.9 The Inevitable Bones of Contention

Adaptive reuse and reinstatement of inner city living can also give rise to conflict such as those summarised in the table shown in Table 2. Some of these issues arose during discussions during the interview process. They should not be considered situations to be avoided rather they should help inform a *vision* that enables ‘shop-top living’ in the city of Launceston.

Revitalization may create ‘better’⁵⁷ properties or spaces and facilitate new uses *but* there needs to be balance and diversity and equitability otherwise the community/locals fail to

⁵⁷ Highly subjective as evidenced by many citizens desiring (publicly) a *Big W* at the CH Smith site caring little for the heritage value; prefer ‘big box’ developments like *Bunnings* and *IKEA*; want more car parking.

benefit (Bliss, 2017). Gentrification⁵⁸ can arise when traditional occupiers, be they residential or commercial, are ‘squeezed out’ by other users and uses. For example, streets come alive with active frontages but as discussed during an interview (Interviewee 5, Table 1) those who can’t afford increased ‘rents’ may go elsewhere or close altogether. This may remove street level vitality and perhaps commercial activity. Gentrification can cause a loss of storage/office space (particularly those empty above shop spaces) which puts commerce/trade/business at a disadvantage. For Launceston co-work spaces (i.e. Macquarie House) may be a solution to cheap ‘office spaces’ but storage and work spaces may need to be examined. Another emerging problem happens is when long term tenanted residential spaces become ‘air-bnb’ which can see a loss of community and liveability.

Revitalization may disrupt, or fail to consider the services and amenities that make daily life tolerable as its purpose is to bring about change which is highly subjective in so much as for whom is urban landscape improved (Bounds and Morris, 2001). Some people *may* find inner-city living difficult such that they desire a cessation of essential services or want changes which impact the public and city operations i.e. noisy early morning shop deliveries and street sweeping, non-suburban rubbish collection, Christmas parades (etc.). The services and amenities of life in a commercial/retail space need to be prioritised and reinforced as non-negotiable to protect that use (and users).

Each of the case study owner/occupiers have considered this question and found acceptable solutions. This includes parking and transit options i.e. long-term vehicle storage off site, using taxis, public transit and walking/cycling. Any increase in inner city density also needs to see public transport be more widely accepted as well as clean, safe, regular and affordable. Connections to water, sewer, storm water, power and NBN need to be considered as another aspect of inner-city living and not easily solved in heritage buildings. Each interviewee was asked how they dealt with noise associated with living in the city. All of them concluded that they did not find it a problem. People may also want to be able to walk their dog. It was pointed out that there were no ‘green spaces’ nearby with off leash facilities; which may be a problem if people don’t drive.

The urban renewal of Launceston then needs to build on a foundation of longevity not transient resource or tourism booms. Form and function needs to overcome ‘cheap and nasty’ in the name of progress. The city needs to strive for great architecture when looking at large new builds which are sympathetic to the city and its current form. People aren’t coming to live and work in Launceston because it looks like everywhere else. During the PIA Tasmanian State Conference in Launceston (PIA, 2017) Brewster talked about the importance of creating a vision to unify decision making before trying to design spaces.

Re-purposing and adaptive reuse may see heritage (in all forms) lost due to rushed or ill-considered developments and renovators doing a poor job; they may be unaware of what should and can be conserved and/or how to conserve correctly [pers. comm., ‘heritage’, 23/5/2017⁵⁹]. Individuals may decide to do a ‘home reno’ rather than employ professionals and lacking the requisite skill level they may cause damage or ignore heritage values they do not understand adequately [pers. comm. ‘builder’, 24/4/2017].

Financing heritage and/or shop/house buildings (mixed-use) is difficult and often precludes new home buyers and those willing to take the risk. Mixed use properties most often fall under commercial lending due to zoning which has more fees and shorter terms than those for residential loans (Punshon, 2017). From an examination of major loan options (currently) any

⁵⁸ A term first used by Ruth Glass in her book *London: Aspects of Change* in 1964 to refer to demographic shifts within urban communities.

⁵⁹ Private telephone conversation with heritage expert on the difficulties with enforcing heritage orders and making sure that all heritage values associated with built forms are respected and conserved (as best they can be).

loans amount depends on several factors including owner-occupier status (live in the attached residence) as well as tenanted capacity for all uses such as market strength, lease length, yields and location (commercial not residential concerns). There is also the issue of insurance for mixed use and heritage buildings, including the building process, as insurances are concerned with underwriting risks and anything which deviates from the 'norm' has additional risk (Office of Environment and Heritage, 2017).

There is a lot of pressure to allow developments because they are lucrative but trying to determine spending makes it a risky proposition for developers looking for the profit margin. That is not to say tax offsets for heritage work and grants and expertise to enable heritage conservation wouldn't be worth investigating although they need to be applied so as to get an outcome which is desired rather than seen as an economic tool (See section 5.6). Perhaps a program that was not exclusively tied to 'shop-top living'.

An attractive, vibrant, and safe city is highly desirable; as is providing liveability at an affordable price. The issue with creating an attractive city is that there is the very real danger that the cities way of life, its heritage and community, which attracts people to it, could lead to its destruction (much like gentrification can destroy communities and neighbourhoods). The University City⁶⁰ form, which is the driving force behind current City of Launceston revitalisation (See Chapter 1) has many benefits (Shapiro, 2015). For Launceston it aims to provide renewal of the city by promoting education, health and cultural identity via "vision for a site that supports learning and research, enhances the student experience and has a seamless connection with the Launceston CBD" (Utas.edu.au, 2017).

This form of revitalisation can also result in a loss of diversity when rental increases force local people (and families) to less desirable locations, gentrification. Resentment can also arise toward the University and students because of perceived student priority and the relegation of locals to service; this abundance of students rather than a mixture of people can lead to a mono-culture; this lack of diversity eliminates the functions that a vibrant and complex society provides. (McGraw, 2016).

As demonstrated by this research project generating 'shop-top living' desirability and capability is all about facilitating and promoting mixing uses and enabling diversity. Some uses and users are not always complimentary so there needs to be strong advocates with an ability to negotiation good outcomes for all uses and eventual users of those spaces. The loss of active street frontages can affect an entire street or area; it precludes people. There needs to be a priority given to streetscapes and public amenity such that one use does not preclude or inhibit another existing or future use (i.e. be sustainable). It requires consideration of spaces and uses external to the building and adaptive reuse itself. It requires planning.

⁶⁰ universitycities.org

Chapter 6 - Recommendations and Conclusion

Launceston has significant built heritage with largely neglected above ground floor inner-city spaces. Historically many people who owned or operated businesses on the ground floor (street level) resided there. With limited use and even less residential occupation these spaces are decaying due to a perceived lack of value in and difficulties with conserving or adapting them.

There is a need for policy that prioritises conserving and repurposing of buildings through collective stakeholder based agreement. To create an equitable process there is a need to clearly articulate conservation, preservation, restoration and repurposing/renewal ideals for Launceston. Alongside this there needs to be active guidance such that professionals work with developers to find equitable solutions lest even more buildings decay while awaiting planning approval (less costly and time consuming in the long term). It also needs to be flexible so that strict adherence to the rules does not have a deleterious effect on regeneration, building standards don't undermine the integrity or safety of the building, and cost and/or difficulty of installing access (for example) facilitates decay and eventual building loss.

Launceston also needs to have planning regulation that allows for innovation and alternative forms of live-work spaces. There is a growing population segment that may eschew traditional residential spaces. Not everyone wants a 2/3 bed house and a backyard so perhaps examine alternative arrangements such as shared and communal living, small homes, loft style residential spaces. Alternative amenity can be provided with laundrettes, outdoor green spaces, walking spaces for dogs, exercise trails, and an enabling public transit network.

Being proactive is also about making sure that development provides adequate quality housing to support the long-term residents and that they are not pushed to areas without amenity because they are cheaper. A city needs diversity. It is the people that make Launceston quirky and liveable. The inner-city living idea provides options for the transient and those wanting to live more densely.

6.1 Recommendations

Presented here are recommendations derived from the information presented in Chapters 4 and 5 for enabling 'shop-top living' in heritage buildings which could facilitate revitalization of the buildings and consequently the city of Launceston. Appendix A.2 contains a table of prompts for enabling these recommendations.

Recommendation 1

Create an **awareness** that 'shop-top living' is currently occurring within the city and is not as difficult to achieve as generally believed. The possible advantages and difficulties are well established within the local community however the knowledge that new/current developments are being undertaken could make the concept seem more realistic and achievable. There is currently a 'feeling' within the community (separate to the interviewees) that it is a concept worth revisiting as evidenced by the many people interested in this research project when made aware of it (however distant to the cases examined). Introducing the concept of 'mixed use' into public discourse would also broaden the appeal and acceptance of 'shop top living'.

Recommendation 2

Produce a **vision** of 'shop-top living' and heritage conservation within the strategic planning arena for the city such that it will create a stable development environment that looks at interaction and engagement rather than conflict to adapt to change and to be sustainable.

Recommendation 3

Focus on the role of professional **planners**; what they do and don't do and that planning is a regulatory process. Explain the difference between meeting building code requirements and planning outcomes to the public. There is a disconnection between the planning profession and the public, exemplified by how these two groups perceive and talk about each other. Planners appear to lack an awareness of the power they hold, and the public think that planning is less than professional and a hinderance.

Recommendation 4

Engage with the wider community so that they understand the importance of **heritage** in Launceston beyond 'pretty' facades. Funding additional resources to widen the scope of heritage information would facilitate the collection of oral histories which transmit a valid history of building use. During this study many people have offered stories living above 'shops' in the Launceston CBD and could detail uses and activities not previously recorded. This helps people engage with the past and appreciate its value.

Recommendation 5

Make adaptive reuse of heritage sites an important element of planning **policy** with respect to better use of zoning which has a significant impact on the viability of developments. Changes in zoning regulation can lead to changes in land values, which in turn can impact the kinds of uses that are possible. It was mentioned by interviewees that engaging with the wider community about land use decisions may lead to innovative and positive outcomes with less protracted division.

Recommendation 6

Nurture **innovation** to create the best possible sustainable heritage outcomes. This can be done by supporting design competitions to find the best possible solution for difficult buildings and prompt problem solvers, community interest, and involvement by architects and other urban professions. Engaging can generate outcomes that may become the heritage of the future. Innovation is also a basis for training and skills acquirement through heritage conservation and adaptive reuse projects (i.e. Dumfries House revitalization).

Recommendation 7

Incorporate the **University** of Tasmania's *Northern Expansion* into new learning opportunities around heritage conservation and adaptive reuse (architecture, urban design, heritage, history) which would provide campus distinctiveness and research opportunities.

Recommendation 8

Examine the issue of **amenity** for those choosing to live in the inner-city area. Modern living may be such that people are adaptable in where they live and what they expect but providing service and features and comfort would be an enabling factor for increased inner city living. It was mentioned (in interview) that what people want now may differ in the future so it is about managing expectation and providing inspiration.

Recommendation 9

Provide **urban-design** solutions so that people have healthy and safe places to live not just buildings which meet regulatory requirements. This means engaging with a diverse cross section of the community rather than narrow stakeholder groups to create positive outcomes.

Recommendation 10

Examine **funding** options for developments at all government levels i.e. rate abatements/reductions, heritage grants (buildings, expert knowledge, façade, and fee waivers

for infrastructure connections/works. Also, lobby for initiatives which specifically relate to sustainable heritage and ‘shop-top living’: historic tax credits, rebates, grants (through a Lotto program as in the UK), first home buyer grants, heritage property grants. ‘Shop-top living’ could be an option for many threatened buildings but restoration work needs to be affordable and comparable to new developments.

Recommendation 11

Approach ‘shop-top living’ development **holistically**, considering the ramification of actions, regulations and policies such that they can be adapted quickly. For example, the issue of gentrification has both negative and positive connotations. It can provide a service for the community through better buildings, conservation outcomes, liveability, investment return (etc.). However, some ‘entities’ may be using undervalued property which could be put to better use *but* these may be start-ups or entities that require low cost options. It is not planning’s job to create supply and demand but by creating an artificial environment by which spaces can become living spaces within the central area there will be dislocation and change.

6.2 Future Directions for research

This study has been able to identify issues and concerns from a wide variety of stakeholders by capturing what they thought was important rather than their responses to specific questions. This allows for a non-hierarchical value to be attached to recommendations and findings. Further studies involving a larger number of participants can be designed for which single interviews and case analysis would be more problematic for analysis. This type of study could produce a hierarchy of issues and interrelationships between them.

Further work needs to be done to quantify the benefits of sustainable heritage outcomes for the city such that they answer the question of balancing development and heritage in contemporary Australia. This includes examining the benefit in actively encouraging mixed-use and in attaching value to renewal and adaptive reuse with respect to preservation/conservation (of additional properties/streetscapes) in Launceston. There also needs to be the creation of a method to assess the value of (1) renewal and adaptive reuse of derelict spaces, (2) of tourism, (3) of placemaking, pride, culture, (4) the growth in skilled craftspeople and tradesmen, as well as (5) the net benefit of resource building.

For Launceston it would be of benefit to examine the outcomes and enabling factors of increases in density, walkability, and liveability such as safety, health, crime reduction, lower environment expenditure, and an increase in residential supply through repurposing not just “new builds”. This needs to be coupled with scrutinizing outcomes for possible negative impacts such as gentrification, loss of heritage, or place-unmaking.

Further work is also needed into the externalities of adaptive reuse and conservation. This concerns mortgages, loans and insurance; historic tax credits; incentives; rates/taxes (not increase when you are only bringing property up to scratch, developers above a certain amount except where heritage is maintained adequately), and grants. The latter might mean (a) being able to provide first home buyers or development incentives or (b) being able to assist with restoring heritage facades⁶¹. It then becomes a question of how to encourage development without losing the unique heritage.

Another externality is the effect of climate change: are the buildings ready for adaption and the city for high density in the city centre; are the living spaces affordable to live in and operate; are they adaptable in terms of new technology and change. The city is also prone to

⁶¹ street appeal is a public issue so owners/developers should not be penalized for taking on such buildings

flooding⁶² which has been mitigated by the work of the Launceston Flood Authority⁶³ however a change in climate coupled with an increase of residential density particularly with a focus on active transit needs to accommodate the evacuation and protection of its residents.

The City of Launceston has a long and vibrant heritage and further work in this area would help to articulate and increase the perceived value of the heritage it has. It is strongly recommended that further research and effort focus on the history of the inner-city buildings particularly with respect to commerce and trade. During this project, many people have talked of family and friends who lived above entities (shops, banks etc.) within the city of Launceston and collecting their stories brings the uses, people and places together to form the heritage of the city.

And finally, there is a need to quantify both the capacity and possible return (minimum and maximum modelling) of inner-city development. Also, a more thorough classification of each building/site, making use of the new 3D city model, would be of benefit to anyone contemplating any developments. This will give a more accurate account of quantity of possible reuse of heritage building for residential spaces (and/or adaptive reuse) beyond the rough calculation of approximately 49% within the study area. It would then be of significantly value to acquire additional case study material and interviews. This may lead to better and more directed data for analysis and study for the purposes of enabling 'shop-top living' to get a better idea of where the system could be improved and what does and doesn't work (what helps or hinders).

6.3 Conclusion

When fully realised living above the shop will provide Launceston and its community with considerable benefit. Firstly, there are the urban benefits derived from revitalization: liveability and creating healthy and active places that are safe and enjoyable to live and work in. Secondly there is the value that comes from thinking about the impact a city has in its environment with respect to how it functions, is navigated and the energy it uses for growth and development. Thirdly there is the economic benefit from a strong resilient economy and tourism based in the natural and built assets of the city. And lastly the benefits from used and conserved buildings.

The future of Launceston now revolves around its heritage, technology, skill, innovation, sophistication, and its urban amenity. Utilising heritage conservation and adaptive reuse to fully develop Launceston into a 'Great Small City' would capture the quirkiness which would differentiate the city from others. There also needs to be protection in place to safeguard transport, communications and local producers.

This research project has presented the built, cultural and social heritage of Launceston as enabling factors for adopting liveable city goals and doing so without endangering significant heritage values. Development and Heritage are often competing forces but they don't have to be. Launceston needs to provide the information, people and money to allow redevelopment without destroying built heritage and its integrity. Any efforts to create a liveable city needs to not discount any factor which could facilitate sustainable heritage revitalization for the city of Launceston.

⁶² [online, documentary] The 'great' floods of 1929 created by Evans in 2013.

⁶³ www.launceston.tas.gov.au/Emergency-Management/Flood

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Appendix A – Terminology & Recommendations

A.1 Definitions and Terms

Definitions and terms used extensively throughout this research project and which can be open, somewhat, to interpretation

Accessibility	The degree to which people have access to a building (or part of a building).
Acceptable solution	“Acceptable solutions are the measurable standards such as allowable heights and setbacks of buildings which are considered to appropriately address the planning rules. A more streamlined approvals process is likely where acceptable solutions have been met” (iPlan, 2017).
Active transport	Walking, cycling or using public transport (as an alternative to car travel).
Adaptive reuse	Repurposing, or adapting, a building (or part of a building or a site or area) so that it can be used in a way other than that for which it was built/designed. This can be a compromise between preservation and building loss.
Affordable housing	Residential spaces which are affordable to own, rent and/or operate for low or middle income households.
Amenity	Adequate provisions for: solar/daylight access, ventilation, dwelling size, private and public open spaces, storage, noise and pollution.
Brownfield (sites)	Re-use of previously developed land as opposed to greenfield development which is untouched land.
Built Heritage	The immovable constructs of heritage value including built elements such as doors, windows, facades (etc.) as well as places and monuments.
Burra Charter	The Australian ICOMOS Charter (Australian ICOMOS, 2013) which contains the basic principles and procedures for built heritage conservation; adopted by the Tasmanian Heritage Council (Heritage Tasmania). Most recently updated 2013.
Codes	Building codes are the set of regulations (laws) that specify the standards for construction (of buildings and structures); buildings must conform to ‘code’ to obtain a permitted status from a planning authority.
Conservation	Restoration, preservation or reconstruction of built heritage
Density	A measure of the number of dwellings in a given land area or the number of people living in a given land area.
Development	Activities which indicate development for which the planning system will regulate (a) all activities on land (b) subdividing parcels of land (c) building works (d) demolition works (e) advertising works (f) temporary structures
Developers	Those developing or using land with the stipulation that it is an investment with a return rather than for use themselves (as opposed to owner occupier as defined for this research project)
Dwelling	A building or a part of a building being used (or adapted or intended) for human habitation.
Facadism	The practice of preserving only the façade (s) of a building with new building works behind or around it. The interior may have become unusable in which case it is all that can be preserved. However, it is often a compromise between preservation and demolition with any previous use and function lost.

Frontage	The front of a building. An active frontage promotes street level activity; creating appealing and walkable neighbourhoods
Gentrification	A process whereby revitalisation of declining urban spaces occurs by means of an influx of more prosperous residents or uses. It is controversial because of the displacement of people and function.
Heritage	define as built heritage of any time period but generally a term for buildings of she greater than vintage. A building may be significant but the use is heritage even in an insignificant building. How only great houses counted at first
Heritage Tasmania	Tasmanian government agency (heritage.tas.gov.au/) responsible for working with the community to identify and protect significant Tasmanian heritage.
Interim planning scheme	<i>Land Use Planning and Approvals Act 1993</i> allows that when an interim scheme comes into operation it ceases to have effect. The interim scheme remains in operation until a planning scheme (based on the interim scheme) is declared.
Investors	Not intending to reside or use the building rather working from a perspective of return on investment; not great risk takes
Land use	How a portion of land has been zoned to be used e.g. residential, retail, commercial, open spaces or mixed use.
Mixed Use	The forms of permissible use which can be compatible with each other. It is concerned with diversity in land use as opposed to single use; it supposes that some uses area not permitted to be "mixed".
Mixed use development	Buildings that contain commercial (and compatible non-residential) use as well as residential use.
Performance	Energy efficiency, resource usage conservation, water management, waste management, maintenance.
Overlays	Add additional control for specific places to meet strategic goals i.e. Launceston has heritage and parking overlays within the study region
Owner occupiers	People who want to revitalise spaces so that they can provide residential amenity which they themselves reside in or are rentable. The distinction is necessary as rentable spaces implies a separation between the shop and living areas with respect to access.
Performance criteria	A more flexible way to assess development applications with applicants having to demonstrate that the objectives and performance criteria have been satisfied (met the outcomes for each measure).
Placemaking	Is the art and science of making spaces which are valued and admired (and loved) by people. It is about combining design, economic opportunities, uses and access to create a place in much the same way we all want to live in a home not a house.
Planning Permission	In an urban setting, it is concerned with obtaining permission for construction work (including demolition, alteration, expansion etc.), a change of use or signage. Planning permission depends greatly on the zone and overlays in which work is intended. They will tell you what you can and can't do.
Planning control	Protect and enhance the shared environment for all; allows for compatible developments (bulk, scale, appearance, setbacks, light access etc.). Not concerned with design or architecture (taste and aesthetics). When does the community get to oppose such then?
Planning Scheme	The state government of Tasmania prepares schemes which articulate strategic objectives, allocate zones, and establish performance criteria against the forms of use and development (for each zone).

Regeneration	Of places (communities, cultures) through the conservation or adaptive reuse of built heritage
Renewal	Also known as regeneration (UK) or revitalization (USA) it is a program of land redevelopment in areas where there is urban decay or under-utilization. It can mean rezoning or improving amenity or providing better infrastructure and transport options.
Preservation	(historic or heritage) preservation seeks to preserve (conserve, protect) things of historical significance. In this context buildings, and their use/function, are retained such that they are available for future generations. It requires highly trained people to complete preservation works.
Retail	Process of selling consumer goods or services to customers. There are many types: arcade, boutique, chain store, concept store, co-op, convenience store, department store, E-tailer, warehouse stores, supermarkets, specialty stores, big-boxes (any many others).
Restoration	Is the act or process of accurately depicting the elements of a building as it appeared during a particular period in history; it involves reconstructing missing features and also a sensitive compliance to codes (which are required to make a building habitable or useable)
Reconstruction	“returning a damaged building to a known earlier state by the introduction of new materials” (Burra Charter)
Refurbish	to repair and make improvements to (old word meaning to polish; as in to make shiny and new looking)
Renovation	(or remodelling) is a process which involves improving the damaged/broken/outdated buildings. It is not a term used in the Burra Charter.
Retrofit	To furnish a building with new or modified elements not available (or considered necessary) previously; adapt to a new purpose.
Residential	A building or part of a building used or intended for (or adapted) to be inhabited by people; not including hotels or hospitals etc.
Tasmanian Heritage Council	The statutory body responsible for administering the Historic Heritage Act 1995 and for the Tasmanian Heritage Register (any development on places in the register requires the Heritage Council approval first).
Sensitive development	Design which is sensitive to its surroundings. This often means that buildings should ‘fit in’ with the character of their surroundings and need to consider the heritage values, form and function of a building and its.
(a) Shop	<p>A shop is a retail space (physically or virtually) where people can purchase goods or services (you go to buy something there). Shops are generally classified by the types of products they sell and they vary in complexity and size. In Australia, the term ‘going to the shop’ relates to the activity of shopping as in purchasing goods which can be done at any form of retail/commercial space. There are exceptions in Australia: A department store uses the term because it is a shop with several departments (a hangover from the original stores or storage places); the ‘general store’ is usually a small community’s shop which sells a large variety of essential items.</p> <p>Shopping refers to the act of buying products</p>
Shop top living	Implies that for a given building there is a defined space where someone lives (dwells) above a street level space where public consumer activity occurs (a shop). It can also, colloquially, refer to a mixture of activity within a building such that a person “lives” as well as “earns a living” within it. There
Smart Cities	An vision of an integrated and secure ability to manage a city’s assets by means of information and communication technology and Internet of things. It allows for

	enhanced quality, performance and integration with respect to urban services (reducing cost and consumption).
Store	An American term for shop however they would see a shop as small and narrow in focus (gift shop, coffee shop, butcher's shop etc.). Historically a store was where inventory/stock was kept that was sold in shops/stores. For example, Launceston had stores along the waterfront where goods were loaded/unloaded to and from (not but necessarily sold to consumers from).
Urban Design	Concerned with how urban environments are shaped to be lived in
Urban Planning	Is the process concerned with the development and use of land (including planning permission, environmental protection, welfare and health of people, transport and resource use)
Urban Renewal	Redevelopment of decaying urban areas
Walkability	A measure of the overall walking conditions of an area; a place is walkable when it is amenable for people to walk in (safe, clean, enjoyable) as well as being able to provide a reason to walking to occur (destinations, shops, locations).
Zoning/Zones	Land is zoned according to the type of use that will be given preference. In a scheme a zone contains the rules for every piece of land in terms of the different uses and types of development which are permitted within it.

A.2 Table of Recommendation

1	Awareness	<ul style="list-style-type: none"> • Create a social media campaign to educate, inform and demystify using the professional services and distinctiveness of an enterprise like S.Group (Portfolio, S.Group, 2017). Requires a visionary strategy with constant engagement rather than a social media account (Facebook, twitter, Instagram) • Provide content drive engagement (photos, videos, technical details) which requires time and effort rather and which provides knowledge – create a digital blog detailing heritage finds, development processes, and technical information) – visual blog or small online based ‘movies’ showcasing projects. • Engage with people about their experiences – don’t let them become places of negativity but one where people can help each other. • Previous experiences and the Launceston study (by the Chamber of Commerce) has influenced the perception that this is a prohibitive option therefore sharing the experiences of those who are currently engaged in this (or have recently been) may be a factor for uptake. • convey to people what living in the city centre is like and the importance of retail and commercial trades (i.e. there will be tourists everywhere and no, the clock will not be ‘turned off’)
2	Vision	<ul style="list-style-type: none"> • creating a clear vision which articulates information requirements (before people decide to undertake such projects) • Make information requirements very clear (before people decide to undertake such projects) along with guides for using iPlan⁶⁴ and theLIST⁶⁵ (explaining that it is a regulatory tool); • Facilitate information exchange for sharing personal and professional insights and innovative solutions; • facilitating a multi-discipline approach to development applications such that it is streamlined for heritage mixed-use adaptive and/or conservation projects; • Provide information on meeting fire safety standards in a cost-effective manner. In all the properties being adapted in Launceston this was a considerable cost for each project. By making it clear and plain what is required and offering support so that it can be achieved would go some way to empowering developers (and development).
3	Professional	<ul style="list-style-type: none"> • Facilitate dialog with the wider community about the role of planners (and urban planning) to demystify the profession and also publicly acknowledge and promote them as part of the team of professionals for developments (Monery, H, 2017); • engage with the wider community about what constitutes ‘urban mixed-use’ and what that entails from a planning perspective for the City of Launceston (for potential proponents); • Create a memorandum of understanding for people who want to live in the inner-city areas of Launceston (i.e. that the clock will not be ‘turned off’). • Make it known about off-street parking (exemption) as most people not involved (public) still view this as a problem; • This should include supporting innovative (planning) solutions to heritage conservation and use of heritage properties lest heritage be lost (entirely or partially) by creating an awareness of heritage assessment and what they entail and provide.

⁶⁴ iplan.tas.gov.au

⁶⁵ theList.tas.gov.au

4	Value Heritage	<ul style="list-style-type: none"> • create a 'history' of Launceston which is dynamic and inclusive and easily accessible to all Launcestonians much like the books of Anne Green and the digital History of Tasmania (Alexander, 2005); • On a practical level heritage and planning 'support' could be funnelled through LINC as it is already a space where people feel comfortable and able to engage with information resources (include the heritage department of QVMAG and community groups); • Facilitate the collection of oral histories concerning the shops, retail and commerce spaces as well as people 'living above the shop' – during the course of this study many people had stories of family members who lived above 'shops' in the Launceston CBD and could detail uses and activities not previously recorded; • Create a 'history' of Launceston which is dynamic and inclusive and easily accessible to all Launcestonians much like the books of Anne Green (referenced here) and the digital History of Tasmania (Alexander, 2005); • Engage with a digital wayfinding technology to extend the information available about the city of Launceston beyond 'significant buildings' to include all the small details of life in Australia's third oldest city – create a living history rather than an exclusive and limited amount of information;
5	policy	<ul style="list-style-type: none"> • Foster team building with professional bodies (permission givers), experts, owner/developer and also with the wider community; • Foster a holistic approach to achieve good outcomes for the adaptive reuse of buildings with significant and valuable architecture and heritage • Make it known that adaptive reuse requires sensitivity and the input from those who understand the heritage of the building or site or area • Appreciate that there is always more than one way of achieving a desired outcome, foster innovation and flexibility for all consultants those involved; • Facilitate a team approach such that the best possible development application is submitted rather than as a test against planning regulation which can lead to negative outcomes and protracted division.
6	innovation	<ul style="list-style-type: none"> • Support design competitions to find the best possible solution for difficult buildings and create problem solvers, community interest, and involvement by architects and other urban professions to engage and provoke and create outcomes that may become the heritage of the future; • Support training and skills acquirement through heritage conservation and adaptive reuse projects – As shown in Dumfries House revitalization can see an attainment of high skills and job opportunities • An important aspect of affordable housing is how much they cost to construct (materials, tradespeople, imports) and how well they are constructed. Poorly constructed houses cost more to operate and repair/maintain in the long term. This is about creating spaces which people can afford to live in (not merely survive); • Highly trained crafts people and trades people will both enable regeneration and conservation but provide more fulfilling occupation – being able to undertake complex and demanding works rather than build the same 'new builds' over and over (although this would not be a replacement of that model)
7	University	<ul style="list-style-type: none"> • This could be done by creating new degree structures in Launceston which are based on (a) heritage dynamics, and the wider Australian story: indigenous history, convicts, colonisation, women; architect and/or (b) the building concepts much like that offered by Teesside⁶⁶;

⁶⁶ Teesside University, 2017

		<ul style="list-style-type: none"> • The University is collaborating with TasTAFE (Tasmanian government's provider of education and training services) and this could be a perfect opportunity to provide history and architectural educational opportunities to make sense of the physical aspects of heritage preservation, conservation and adaption for trades people working with heritage buildings • allows for information on innovation and new technology to be fed back to the construction industry and for home renovators (public lectures, short courses etc.); • Work to provide short term course or individual units which can be transferred to other universities or be part of different degree structures: combine with heritage conservation and preservation, museum studies, architecture, design and planning.
8	Amenity	<ul style="list-style-type: none"> • Provide laundry services, dog walking spaces, regular garbage/recycling collection, clean streets; • Make people aware of business activity and that deliveries and operations will be occurring 24/7 within the inner-city area and the CBD in particular. Having people living in the city itself should not disrupt commercial activity; • Provide service to those transiting or using the city center briefly such that they are not conflicting (one resident had trouble with drunk people catching taxi's at an inoperable taxi rank and could not get them to move on); • Protect those living above the shop as tenants such they have adequate livability including residential space size, water services, access for the duration of their tenancy so that they are not endangered or live without amenity.
9	Urban design	<ul style="list-style-type: none"> • Provide variable residential solutions because not everyone wants a big house in the suburbs- be innovative and adaptive within the guidelines to also examine shared living and community living; • Allow for mixed use and density such that it is profitable for developers so as to provide enough people living in the city so that benefits of an active city can be realised (safety, activity, community); • Provide active transport (walk, cycle) such that it connects people to work and recreational activities (minimise vehicle usage); • Create active and walkable streets with active shop fronts (minimise ground floor inactive frontages and spaces people don't want to walk down); • Look at urban intervention strategies to test new ideas and create interest in the community – Launceston already have art festivals and activities in the public open spaces of the city so look for, and allow, small scale and innovative projects that may not meet regulation;
10	Funding Development	<ul style="list-style-type: none"> • For Launceston this means leveraging private capital investment for built heritage conservation to generate additional conservation activity than would otherwise occur; • Make sure that the regulatory system does not disadvantage owners through constrains or extra expenses; • Examine indirect economic relief for those repurposing or conserving built heritage; • Neutralise land use policies or government agendas that threaten heritage buildings, sites or areas; • Ensure that as far as possible a 'level playing field' exists between restoration work and new developments.
11	Holistic	<ul style="list-style-type: none"> • Ensure that gentrification does not (a) forced relocation of current users/uses who can no longer afford to live there or (b) uses which mean a better return for investors (i.e. a landlord) than current tenant (residential rental) for example

		<p>housing is converted to 'air-b-n-b' so there is a lack of affordable housing stock in an area;</p> <ul style="list-style-type: none"> • Assess development (be it adaption or conservation effort) so that they do not create shortage of 'trade' spaces (office, small business, storage, manufacture, meeting spaces) through a gentrification process which renders them unprofitable or businesses unable to afford rents or rates if left as is; • Make sure there are enough spaces for essential activities and growth - it is important to engage and listen to stakeholders all the while doing the best for the city in its entirety fairly and equitably. • Support co-work spaces which may provide the amenity for small retailers or 'start-ups' which were catered for previously in less value properties. • Explore the tourism market with a focus which extends beyond the architecture and the food/wine trails to encourage knowledge acquirement and an appreciation of Launceston's heritage i.e. understanding food production, manufacturing and industries that may no longer exist, the uses of different buildings, inclusive engagement and learning opportunities
12	Resilience	<ul style="list-style-type: none"> • Create a strong, resilient community which is prepared for all eventualities • Examine reinstalling the cities energy security (either the hydro-electricity or further solar installations); • Nearly all shops sell imported items so need to make sure that they have a secure supply chain (ship, train, plane); • Online and internet based sales are significant for retail in Launceston so need to ensure technology is robust and resilient. • Examine export markets for the city rather than rely on State or National intervention or initiatives as retail is a significant part of a city's dynamics; • Technology, innovation, food, art and tourism are not traditional retail items but employing many people and allowing for consumer spending so need to make sure that heritage values are maintained (to differentiate the City of Launceston for all the other small cities).

Appendix B – a Brief History of Launceston & Planning

This chronology is based on the following sources:

- QVMAG: LCC3
- The *Valuation Rolls* (Tasmania & Hobart Town Gazette, 1865-1945)
- Sanatorium of the South (Petrov, 1995)
- Launceston Heritage Study stage 1: thematic history (Terry and Servant, 2002)
- The Companion to Tasmanian History (Alexander, 2005)
- Launceston Heritage 1806-2006 (Richards et al, 2006)
- Launceston: history of an Australian city (Reynolds, 1969).
- The Australian metropolis: a planning history (Hamnett and Freestone)
- Australian Planning Classifications (Hamnett & Freestone, 2000)
- History of Local Government in Tasmania (Von Stieglitz, 1958)
- Trove – newspapers from that time period for opinion (Trove, 2017)
- History of Dance: www.youtube.com/c/WorldwideDance1
- TAHO Film - LAUNCESTON, CITY OF - coverage of Launceston in 1957 - business, residential, factories, 1957 (Dept. of Education, 1957)

year	
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BLUE - highlight is specific information from the Annual Department Reports for the City of Launceston (REF) with planning matters and considerations.

year	
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ORNAGE - this information reflects what people in Australia did for entertainment in the last century, a time of great change. It has led to changes in what they did, what they wore, what they thought and where and how they shopped (and what they expected to buy). Change and evolution in society is less of interest perhaps when it comes to how, where and why we shopped. Change should be viewed evolution and there is no reason not to expect shops and shopping to evolve again to suit society.

year	Heritage Tasmania classification
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GREEN – architectural building period with respect to Launceston (Heritage Tasmania).

year	Hamnett & Freestone classification
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PINK – Hamnett & Freestone (2000) classification of Australian planning

1788-1840	Colonial Style building period – simplified Georgian. The 1820's-1830's are termed Colonial Regency with more ordered Grecian architecture towards the end of this period.
1804	Launceston settled by military contingent - a good location with safety, land and water. Also selected because the British needed to keep the mouth of the river (Tamar Estuary) secure against the French (port Dalrymple). Economic benefits from sealing and whaling (Tasmania).
1806	Tasmania divided at 42nd parallel (Collins south, Paterson north) by governor King due to governance problems: Hobart capital city but Launceston the centre logistically.
1807	Launceston is given its name. It was initially called "Richings Park". At some point the early streets were laid out. Probably by a military surveyor. That some grid pattern was retained (visible in the earliest map: 1826 Sharland Map).
1818-1822	Launceston finally got properly settled (rather than George Town) thanks to the government of Cimitiere 1818-22 and Cameron 1822-25. The city was surveyed and had the grid which exists today laid out as evidenced by the earliest known map in 1822.
1819+	Over the next 20 years Fawcner (symbolising energising young men) energised Launceston. He was a baker, carpenter, builder, spoke French, wrote, was a lawyer of sorts, orchardist, hotel keeper, coach owner, started a plant nursery and reading room in Launceston (do anything, have a go attitude).
1824	Lt Gov. Arthur let Launceston stay as the main settlement even though there had been considerable pressure to make George Town the main settlement but it lacked land which could be farmed and cultivated. Government policies changed which made decision making from Hobart rather than North; change to civil administration from officers who feared war with France. Trading schemes and money making starts to happen – Dry, Archer and Cox started to farm well.
1825	Van Diemen's Land became an independent colony from New South Wales. The Bank of Australasia was formed in Launceston.
1827	Over the next 20 years whaling industry (along with farming, shipping and ship building). Atrocious treatment of indigenous people occurred during this period. Registry of Deeds (Governor Arthur) was established so that all land ownerships and sales are recorded for each property.
1830's	Tasmanian wealth from whaling and sealers (oil), grain and wool – the area becomes sealed out by the early 1830's and whaling boom last for several decades.
1833	Indigenous peoples of Tasmania reduced to about 300 people as a direct response to the action of colonisation.
1834	Coach services available between Hobart and Launceston. Initially horse by 1900's cars became the dominant user and demands for better roads began.
1836	Sharland map laid out the city; it was adhered to and all development was subsequent subdivision of farm-letters.
1840-1845	Depression (Australia wide) saw stock purchased above price; debts called in but people couldn't pay – prices toppled – widespread unemployment and distress in Launceston. Also, government had to release convicts and there was a lot of labour available. People left for NSW or SA or NZ – jobs and opportunity. Rising Wool prices returned prosperity.

1840-1890	Victorian Style building period is termed such because England's (and Australia's) Queen Victoria began her reign from 1839. Early Victorian is between 1840 and 1865.
1840	<p>Theatre in Launceston from this period.</p> <p>Captain James Ross arrives in Hobart for his Antarctic expedition onboard HMS Erebus and HMS Terror. The same ships would be lost as part of the famed Franklin (previous Van Diemen's Land Governor) search for the north-west passage in about 1848 (ships finally discovered 2016).</p>
1840's	Launceston immigration societies form to attract skilled people from Britain.
1842	<p>The Mechanics Institute was founded in Launceston (first formed in Edinburgh 1821). They were formed to give working men education for life and work; they provided lectures, classes, libraries and museums. It was in (Civic Square) Launceston until it was demolished in 1971 (and replaced by a modern library).</p> <p>British Bill of Governance for Van Diemen's Land.</p> <p>The <i>Examiner</i> (still publishing daily) commenced publication - Launceston clergyman, historian and anti-transportation-ist activist, John West, was one of its first writers.</p>
1847	Dr Pugh uses ether as a general anaesthetic for the first time (in Launceston).
1848	By this date the colony of Van Diemen's land is the ONLY place of transportation in the British Empire.
1849	<p>Launceston Chamber of Commerce formed to promote commerce, industry and civic interests. This reflects the strong business community.</p> <p>Anti-transportation league forms in Launceston.</p>
1851-1860	<p>No gold mining boom like mainland (lots of supplies went from Launceston to the gold fields)</p> <p>Mass exodus of the male population to the gold fields.</p> <p>Influenza epidemic.</p>
1852	<p>Launceston council formed (proclaimed through an Act of parliament)</p> <ul style="list-style-type: none"> • 'alderman' had to possess land (£500 minimum) • No religious or government official could be elected • They then elected a mayor from amongst themselves • Electoral list – male, over 21, occupy a house (over £10), paid rates and not an alien • Plural voting i.e. 1 vote for £10 land value, 2 for £50, 3 for £100-200, 4 over £200. • The Launceston Council owned: land, streets, paving, lights, safety and waterworks. <p>(Von Stieglitz, 1958)</p> <p>Difficult as previous administration had been military and there was a vacuum when they left; people didn't want to pay rates and taxes.</p> <p>The Victorian gold rush caused problems of supply and demand; labour shortages affected skilled trades and manufacture.</p> <p>The formation of a council helped with labour shortages and economy. Civic improvement commences.</p>
1853	<p>First municipal election held. These town councils were responsible for regulating building activities.</p> <p>The first assessment and valuation rolls were produced from this time (and were done annually). They were published in the Tasmanian Government Gazette.</p> <p>Transport ceased (this impacts the supply of convicts for free labour).</p>

	The (1830) convict treadmill ceased use mostly because it 'undercut' other millers (it used free labour).
1854	Town Hall starts to be built (for Council Meetings)
1855-1862	Launceston Immigration Aid Society set up to recruit immigrants to Tasmania from Scotland and eastern counties of England. This was done to combat skilled labour shortages due to the cessation of transportation and to improve the 'moral status' of the colonies.
1856	Tasmania is officially declared 'Tasmania' rather than Van Diemen's Land (locals called it Tasmanian before this and it was seen as a way to leave the stain of convict transportation).
1857	Hobart and Launceston have a telegraph line opened between them.
1858	Launceston Corporations Act passed (Launceston is now a Town) which enabled people to elect a mayor (you can vote depending on how much you paid rates which why the valuations are so important). Launceston paves, cleans and drain their cities from then on. City surveyor and officer of health employed.
1858-1872	Depression – economy falters (about 14 years). The whaling industry ceases to be a force and population decreases, there is still plenty of exports and resources but not enough skilled labour.
1860	Install water works in Launceston – piped water for residents (first underground sewer system for Australia). Typhoid problem meant they created a 'nuisances' position to clean up the town! Launceston has streets lights lit by gas (cheap oil from whaling). Economy suffered due to falling wheat and wool prices; poor taxation system kept the wealthy rich.
1862	Tasmania adopts Torrens title land-conveyancing and registration system: land ownership is transferred through title instead of using deeds (register held by the government).
1865-1880	Mid-Victorian building period.
1865	Police Act allows for all matters 'health and comfort' to be controlled by the government
1868	First rail line started
1869	Building Act passed in the Tasmanian Parliament.
1870-1874	A 20% increase in Launceston death rate due to Hygiene problems (decomposition/rotten material, cesspools, poor drainage; epidemics of measles and typhoid)
1870's	James 'Philosopher' Smith discovers tin at Mt Bischoff in 1873 - the mining boom benefited the city until the first world war and now Tasmania is susceptible to world resource price fluctuations – trade based economy exchanged for speculation and providing service (to miners and mines). Mining wealth sees significant Victorian era buildings constructed many of which are still in evidence in the city (Nunn and Tassell, 1982).
1872	Direct telegraph communication available between Tasmania and England.
1873	Hobart-Launceston rail link (private) begins construction. This entire enterprise would lead to riots and legal action to force Launceston residents to pay for rail while Hobart did not.
1874	Launceston Noxious Trades Act – clean up and make the city a healthy place to live in.

	In England the sugar tax is withdrawn – the commercial manufacturing of sweets/candy expands.
1878	Dividends from tin mine returned to Launceston investors (£1 million); other mining started: Beaconsfield gold, Fingal coal, etc. and Chinese miners arrive.
1879	<p>The newspaper <i>the Examiner</i> points out that the current system is ‘useless’ – need someone to inspect houses and business such that they were not filthy/disease ridden.</p> <p>The living conditions for people were poor. This may be why there was such a strong health push combined with a planning approach.</p> <p>Inveresk (swamp) was a problem as poor-quality housing had been erected (a slum) – with no planning or sanitation provision. They were not removed but an effort was made to not allow it to get worse!</p>
1880-1890	Late Victorian building period sees significant buildings and adaption of Launceston’s retail spaces. This time period saw better materials used and high skill levels.
1880	State Government passes the Sale of Food and Drugs Act and the Rivers Pollution Act
1880’s	<p>Mining boom: Launceston close to mining centres, supplied the mines, social space for miners, railroads, manufacturing flourished.</p> <p>Also, Chinese migrants arrive thanks to the mining boom; some stayed and established market gardens.</p> <p>Changes occur in residential living as people could afford multi story brick homes (expensive and exclusive).</p> <p>They failed to do anything for poorer people’s living conditions – there were slums built (fast, poor quality accommodation to support need).</p> <p>Public money spent on parliament pay rises AND University of Tasmania rather than fix drains and housing in Inveresk.</p>
1883	<p>Telephone exchanges operated in Launceston and Hobart (extended from 1885).</p> <p>About this time Boags Brewery was founded (still operates at the Esplanade site today). Breweries were users of grain and as such faced difficulty when there were shortages.</p>
1884	<p>The council: 600 premises inspected, 71 notices issued, and he wanted a TIP (refuse) but the council didn’t want to spend money on it.</p> <p>Rate payers hated it – it cost them money!</p> <p>It got political as the rate payers did not want a sanitation officer but he was doing a good job and the unsanitary conditions were killing people.</p> <p>The council voting was based on land ownership so not every person got a say (particularly if you didn’t own land)</p> <p>State Government passes the Women and Children Employment Act --- Superintendent of police responsible for enforcement.</p>
1885	<p>The council decides (mostly) that poor housing is being constructed unchecked</p> <p>State Government passes the Public Health Act (stop constituents forcing the local government into not doing what they should – independent):</p> <ul style="list-style-type: none"> • Prevent sale of unadulterated and unwholesome food • Protect infants • Control the spread of infectious diseases • Regulate noxious trades • Condemn houses unfit for human habitation & eliminate overcrowding • Rid the environment of disease causing impurities

	<p>Didn't go well as state government rule seen as subverting the democratic election processes.</p> <p>Local boards of health created (1886).</p>
1888	Launceston declared a city (Act of Parliament which passed the Launceston Corporation Act 1889)
1889	<p>Post Office constructed (clock doesn't get added until 1906).</p> <p>1-2 o'clock dinner hour saw ALL dealings stop until WW2.</p>
1890's	<p>Motion picture camera's invented and film production companies were established. Initially films were short, black and white and had no sound.</p> <p>University of Tasmania opens.</p> <p>Van Dieman's Bank folded (1891) and most of the mines had their business with them; many key industries in Tasmania folded too.</p> <p>There was plenty to mine but it didn't have a market; severe depression commenced with respect to ALL business activity as falling mineral prices reduced exports (forced unions to fold and put pressure on workers). This led to a period of poverty in Tasmania with no means to raise capital.</p> <p>Rate payer's association formed (for lobbying) and worked to stop plural voting (value of property gave you a certain number of votes).</p> <p>Allowed females to vote, as long as they were rate payers.</p> <p>The town of Launceston had its boundaries changed as new suburbs were constructed and outlying towns were added to it. The suburbs were assessed/valued separately from Launceston until 1906.</p>
1891	<p>The Queen Victoria Museum and Art Gallery (Royal Park) built (QVMAG).</p> <p>The Great Exhibition (Launceston Albert Hall).</p>
1892	Street numbering is introduced (i.e. east is even numbers, west is odd). How this is recorded is variable and can be wrong.
1893	Destitution a problem as many landlords demand payment which people just didn't have.
1894	<p>Launceston Building Act (later amended by the 1912 Launceston Building Act - this is available online).</p> <p>Federation movement starts (in Launceston).</p>
1895	<p>Launceston becomes the first southern hemisphere city to get electric light (has its own hydro scheme at Duck Reach).</p> <p>Street numbering for the City of Launceston is institutes. West is even, East is odd numbering.</p>
1899	<p>City council ceases to control the police (under state control).</p> <p>First Tasmanian troops leave for the Second Boer War (South Africa) the last of which return 1902.</p>
1900's	<p>Launceston seen as a progressive city with fresh water, drainage, well-made streets, good public health (owned the slaughter house and still does), museum, art gallery, Turkish baths, parks/reserves, electric lights (the first) works, old aged pension system, loans so employees could build their own homes.</p> <p>Mining Boom again for the next few decades (wealth, unions and people).</p> <p>Emergence of planning concerns (public health reform)</p> <p>Dancing: progression from courtly steps to a more democratic style for fun seeking people</p>
1900-1920	Federation/Queen Anne (or Edwardian) building period. The Arts and Craft movement saw decoration become more important.

1900-1950	Large textile manufacturing commences (Patons & Baldwin, Kelsall & Kemp). My grandfather came out from Scotland came out as a rubber worker (company folded due to poor sales and the devastating 1929 flood)
1901	Federation (of the states of Australia). Eventually led to free trade between states (both a blessing and a problem). For Tasmania it offered a larger tax base and free-trade. The <i>Examiner</i> owner, James Aikenhead, fought for Federation from 1950 – his movements flag as adopted as the Australian national flag. First petrol driven car in Australia produced. The Australian Motoring Association was formed in 1903 (NSW). Visit by future King George V and Queen Mary (they visit Launceston and have a very good time).
1903	Launceston and Hobart connected by telephone.
1904	Legislation allows women to become lawyers.
1906-1910	The first feature length multi-reel film was a produced, in Australia. By 1910 film was a significant entertainment option.
1907	State government passed the Transport Act because there were so many cars. Also, due to electoral boundary realignment, the City of Launceston lost political power.
1910's	An organised planning movement (Town Planning Associations, Federation) Unions: eight-hour day for all workers; early (shop) closing and half-holiday was pushed for throughout the nineteenth century. The government, media and business were against unions. Many Anglo-Indian settlers arrived (retired military officers, civil servants etc.)
1911-1952	Trams introduced to Launceston. They were owned by the City Council and powered by the cities hydro power plant (Launceston: Duck Reach Hydro Scheme). Suburbs started to grow with new public transport, cars and bikes.
1911	Mawson's ship the <i>Aurora</i> docks in Hobart on its way to Antarctica for its scientific expedition 1911-1914.
1913	'Free by servitude' appears for the last time on official records.
1914-1918	Australia enters World War 1 – disastrous for mining industry as many companies had trading links with Germany. Imports (done 12 monthly) ceased from Germany etc. or were taken by the UK/French – Tasmania didn't make all the items it required i.e. glass which is vital for export and daily use had to be imported. The war claimed 60,000 Australian lives with more left unable to work. Post war the mines shut down for export (industries which needed some of the resources ceased to be viable).
1915-1940	Inter-war building period – technological advancement (wireless, gramophone, movies) saw a world focus with Australian architects trying out different styles. The Californian Bungalow looked toward America away from Britain (and her tastes), Art Deco minimalism also had an impact.
1915	British town planner Charles Reade visits (garden city advocate). Set up of local town planning associations. Mainly became public education rather than doing anything about housing and amenities.
1916-1945	known as the unsettled years (after WW1 and before WW2). Started to repair infrastructure (which war stopped) and started new industries

	Interwar residences simpler in design and still used today
	Tamar water way altered to be more navigable – bell bay and beauty point
	Education improved with new schools and girls; the arts flourished
1916	State hydro schemes see large industry paired with growing energy ability; it was successful in attracting new entities until the 1960's with cheap electricity.
1919	Flu epidemic (Spanish Influenza) affects one-third of the population. Frozen meat from Tasmania exported for the first time.
1920's- 1930's	Experimentation, institutionalisation, legislation
1920's	Dancing saw the Charleston become popular (light and happy and energetic) The 'Jazz age' changed the appearance of shops, buildings and the social aspect of people. Hollywood produced 800 feature films annually with 'talkies' starting to appear. First movie cinema's appear in Launceston. Garages and fuel stations begin to appear and take considerable street frontage.
	Launceston immigration increase due to industrial enterprises – facilitated by electricity and post war attitudes the colonies.
1922	Launceston attends the <i>International Garden Cities London Conference</i> . Tasmania identified as a separate country (rather than a state of Australia). <ul style="list-style-type: none"> • Housing for the poor • Wages • Health • Economics • City rebuilding (after the war) <p>The idea behind the movement was that "you can't get the best out of men unless they live in proper conditions and industry must be the same". The wanted suburbs away from cities as it was cheaper, easier and did not destroy capital to create better living conditions.</p> <p>In Tasmania, it may have been hard to get materials as costs for them were high.</p> <p><u>Reference:</u> Conferences General, 1921-22</p>
1927	One in four Australian families own a car.
	Sound added to movies
1928	The Tasmanian Advisory Committee for Native Fauna recommends a reserve to protect the thylacines (Tassie Tiger) which is the beginning of the Tasmanian wilderness movement. The tigers became extinct in 1936. Voting in Tasmania becomes compulsory.
1929- 1935's	Depression (worldwide) caused by the Wall Street Crash. Known as the great depression it was devastating to Tasmania. Export prices halved and unemployment was at 30%. It was a slow recovery due to conservatism but the 1934 Labor electoral victory created a healthier economy (spend money to make money).
1929	The global 'Great Depression' started in 1929 and lasted until 1935. Significant flood even for Launceston (wed. 5th April) – the flooding started and then got worse; communications difficult (no radio yet); electrics/gas failed too. Rain and water levels rose. Serious loss of amenities. A lot of homeless. Effects felt for decades due to the loss of infrastructure (power plant, docks), homes, manufacturing.

	Loans etc. called in and loss of industry and water access. Entire country gripped with economic down turn. The depression hit people hard.
1930's	Movies: colour became possible
	The base of government in the north, Town Hall, significantly enlarged
1931	The base of government in the north, Town Hall, significantly enlarged
1934	The Federal Gov. (under Ogilvie) changed economic philosophy such that to spend money or use it to make money with funds rather than hoard. Rehabilitate farm land started. Local government remembered 1890's depression and didn't panic; started a scheme of using "money" from richer people to fund "workers". Started the <i>Buy Tasmanian</i> local efforts (small and medium sized) just to keep economy and people going – VERY PROGRESSIVE Holyman Airways (later Ansett) launches Launceston to Melbourne run -there headquarters was one of Tasmania's first Art Deco buildings.
1935	the ABC starts broadcasting in Launceston 1935 (RADIO)
1936	Bass Straight cable means people can make national telephone calls.
1937	State government Building Act (for Launceston and Hobart) regulates certain aspects of buildings and structures and contains all the administrative terms which give effect to the laws. The Act was put in place to created standards, to standardize and for safety and health reasons. There was an article (Trove) which stated that all shingle roofed dwellings in Hobart he to be replaces or legal action would be taken so this implies it was not seen as being an Act for new builds but rather retroactive.
1939-1945	Australia entered the World War 2 conflict (WW2). Rationing and price-controls. Women entered the work force (changing shopping dynamics). Less government help and support for Tasmania with considerable political upheaval at the federal government level. Mines laid in Bass Straight by Germans (raider Pinguin & Atlantis). People left in droves to work on the mainland. Local and state government worked hard to keep industries going
1940's	Lindy Hop (Boogie and Swing Jazz) Movies used as used as propaganda and then witch hunt against communists (dynamics changed). Idealism and reconstruction (Housing Authorities develop)
1940	New York (Director of Planning) Thomas Adams says planning supports <ul style="list-style-type: none"> • Industry/commerce • Residential • Recreation areas • Communication/transport <u>Reference:</u> Town Planning Reports, 1943-45
1940-1960	Post war buildings further evolved with the USA and cheaper materials employed (i.e. fibro cement).
1944	First town and city urban planning Act of parliament: the Town and Country Planning Act . Local governments responsible for planning matters; not compulsory but a guide. McInnes (from the planning commission, Hobart) talks at the WEA Lecture series (WEA c1940) to explain the scheme: <ul style="list-style-type: none"> • Mentions being sustainable without using that word

	<ul style="list-style-type: none"> • Not 'idealistic vision' rather yearly works • Guide to development • Lots of money post war and planning seen to use time and money efficiently <p><u>Reference:</u> WEA Lecture Launceston, 1943-45</p>
1945	<p>First National Trust in Australia is formed (NSW) with Tasmania forming a Trust in 1960. Primarily concerned with buildings of significant and their preservation and reinstatement.</p> <p>Planning Act 1944</p> <ul style="list-style-type: none"> • Street widths, subdivision, housing • Streets BEFORE housing • Construction materials (to be used) • <u>Develop a planning scheme</u> - the commissioner can settle problems but the scheme has final say <p>They also want transport in designated zones, recreation, education and culture zones STOP the mixed use of residential/shops/industry/noxious trades Replace substandard buildings, have power supplied and wide enough roads There was a betterment clause where you had to pay 5% 'tax' on improvement (why improve if your rates are going to go up?)</p>
1947+	<p>War affected migrants arrive from Europe to work for the Hydro-Electric Commission (power generation to Tasmanians) and this continued for the next few decades. These are people from a variety of European countries rather than the traditional immigrants from Britain.</p>
1949	<p>Polio epidemic.</p> <p>Dame Enid Lyons (widow of the former prime minister) is the first woman to reach federal ministry rank.</p>
1950's	<p>Rock n Roll (arrived and will never die); witch hunts within the film industry looking for 'communists' commenced.</p> <p>Picture theatres the major entertainment form.</p> <p>Mark One master plans (planning schemes and land zoning)</p> <p>Post war growth;</p> <p>Farm land used to construct cheap suburban areas; slums removed.</p> <p>War meant engineering and textile/cloth/timber/clay processing were major industries with new builds away from centre of the city.</p>
1950	<p>Zoning control – first time clauses shown much like we have today</p> <ul style="list-style-type: none"> • Zone1 – residential • Zone2 – modified residential • Zone3 – business • Zone4 – light industrial <p>A shop is defined as "shops, salesroom, saloon, restaurant, market, building/land where: sold, hired, leased or dealt in"</p> <p><u>Reference:</u> Town Planning Reports, 1950-51</p> <p>See Appendix A.4</p>
1951	<p>Tasmania hit severe bushfires with catastrophic consequences.</p>
1952	<p>Trams replaced with electric trolley buses – they were silent and pollution free.</p>

1953	<p>Housing Department created to manage public housing in Tasmania and build good quality homes (with modern electricity, water and sewerage).</p> <p>Demand was enormous after the war (and relocation of people from the country to the city).</p> <p>By the 1980's large subdivisions constructed by Housing Tasmania were 67% privately owned through a scheme to purchase rather than rent. They were not well constructed and have not proven a good investment.</p> <p>Planning department: significant change with over half of all new developments using brick/cement/concrete (more expensive options).</p>
1954	Metropolitan Transport Trust (MTT) formed – currently runs the public bus service.
1956	Launceston elected the first local government mayor (Dorothy Edwards).
1959	Lions Clubs buried the hatchet 13 Feb. – covered plaque indicates sight outside Launceston Hotel in Brisbane street to try to move past the north-south divide. I think it is debatable whether the north side divide has ever gone away.
1960's	<p>Dancing saw the first Swing(ers). There was more diversity in film and rather a lot of adult content.</p> <p>TV introduced to Australia (Launceston in 1962).</p> <p>TV dominate and most cinemas close (Launceston has a single chain set up now).</p> <p>Mark Two master plans (transport land use strategies develop importance).</p> <p>Buildings vary, anything goes, new materials. Brutalism.</p> <p>Transport and industry made it possible for cheaper/easier growth in suburbs rather than growth in the CBD areas.</p> <p>HYDRO power & Kings wharf handling facilities & Wool sales VITAL</p> <p>Cars – cheap fuel means people can easily travel to work;</p> <p>Radio & TV meant people didn't have to 'go out' for entertainment.</p> <p>Reduction in work hours too.</p> <p>First woman MLC, mayor and QVMAG director for Launceston.</p>
1962	Transmission of Television commences in Launceston (people had erected huge aerials to receive Melbourne programmes).
1963	<p>The flood levee system (Launceston Flood Corporation) installed (1962-1965) which saves the city in 1969 (devastating floods again) but separates the city from the water.</p> <p>Parking meters income from off street parking is significant (Launceston)</p> <p>Planning: subdivision, off street parking, surveys, traffic, city improvements, CBD and land use planning.</p> <p>There are a lot of parks and reserves.</p> <p>DA's under Land Use Zoning: 1960-61 381 notices, 1961-62 349 notices, 1962-63 387 notices.</p> <p>In 1963 %95 percent of new builds are brick, brick veneer or concrete. This highlights the move away from wooden structures in all new buildings. This was more expensive and resulted in more expensive homes which excluded people from those suburbs/developments.</p> <p>Health & Planning:</p> <ul style="list-style-type: none"> • Flats and house inspected (8 condemned, 107 notices to rectify, 2 non-compliance) • Inspect bacteriolytic tanks (septic tanks)

	<ul style="list-style-type: none"> Fumigation (576 mattresses, 566 pillows, cushions, 183 blankets, 241 boors/shoes) Inspects: health, food (need food handling regulation), businesses <p>New 'suburban' shops impacting on small local shops</p> <p><u>Reference:</u> Town Planning Reports, 1963-64</p>
1963	Launceston Corporation Act – section 20 'historical'/'architectural' importance mentioned. Schedule 10 is a list of buildings. By 1973 there are 114 entries.
1964	<p>Significant road construction works in Launceston (asphalt); increase in traffic significant and roads are in poor repair.</p> <p>Planning Dept.: significant DA's so need another 'planner' to assess them</p> <p>382 new DA's</p> <p>Local Government Act comes into force which means everything but residential or business needs 'ministerial approval' (before this only public entertainment needed this).</p> <p>101 new dwellings assessed</p> <p>324 house/flat inspections for tenancies and 404 building inspections done for public health reason to improve the city' (which is not done now)</p> <p>Have 283 septic tanks still, 200 sanitary disposal locations and ~500 un-sewer-ed dwellings in the city.</p> <p><u>Reference:</u> Town Planning Reports, 1964-65</p>
1965	<p>First Tasmania's leave for the Vietnam War.</p> <p>Dancing halls need to be assessed due to overcrowding and access/fire codes.</p> <p>NO shop/dwelling alterations to council as ALL living spaces above retail spaces considered to be separate from shop beneath or NOT happening. At all.</p> <p><u>Reference:</u> Town Planning Reports, 1965</p> <p>GOLDEN AGE for Tasmania (manufacturing exports dominate) and lasts until the early 1970's. It is why so much demolition and rebuilding occurred in Launceston with a decidedly unique architecture.</p>
1966	<p>Sister city relations with Ikeda – helped strengthen identity for city.</p> <p>Launceston gets the first female mayor (Dorothy Edwards) in Tasmania.</p> <p>Revised Building Regulations with a uniform Australian code.</p> <p><u>Reference:</u> Town Planning Reports, 1966</p>
1967	<p>Still no Town Planner.</p> <p>Still no 'food licenses' for shops of 'single use'.</p> <p>Finally, no new septic tanks (sewer connections only)</p> <p><u>Reference:</u> Town Planning Reports, 1967</p>
1968	<p>Motor buses replace trolley buses. A drought had affected the power supply so it was seen as prudent to move away from a fixed route system. They are noisy and polluting.</p> <p>Transportation Study completed; draft zoning survey complete (this is from the 1944 Act of parliament)</p> <p>Food and drug regulations come into effect.</p> <p><u>Reference:</u> Town Planning Reports, 1968</p>
1969	<p>Severe flood for Launceston but damage minimal thanks to the city's flood levees</p> <p>Planning scheme submitted.</p> <p>Supermarket has its own category.</p>

	Entertainment licenses refused if they don't comply with building regulations. <u>Reference:</u> Town Planning Reports, 1969
1970's	Reorientation and conflict (federal urban policy, green and community action) Disco arrived; movies started to express directors vision rather than be entertainment. Colour TV becomes available which greatly impacts consumer advertising reach and everyone wants colour.
1970	First Strategic planning commences for the state. Planning scheme for Launceston put on display. Traffic circulation amended. Issues with food handling: people with no previous knowledge of food handling or health' can open a shop and sell/prepare food without restriction. <u>Reference:</u> Town Planning Reports, 1971
Early 1970's	Major modernisation – strategic policy and resource planning needed to increase competitiveness. The Mechanics Institute demolition and new library construction begins. This sees the first protectionist move by the local government against approved planning which is affecting heritage while allowing significant development (Civic Square redevelopment). Eventually the economy falters with stagnation and a depression ; wages fell.
1971	92% homes in viewing areas had a TV
1972	Lake Pedder flooding (for a dam) started the Australian Green Movement. Launceston Central Area Study recommends a 'pedestrian oriented CBD'; more short-term car parks; re-organised traffic system (all of which happens). Revision of Town Planning Scheme. Only inspect residences for letting upon complaint (rather than every time). No more septic tanks in the city. Supermarkets do not require a license (but butchers, bakers do). <u>Reference:</u> Town Planning Reports, 1972
	National Estate – Tasmania has no power to protect heritage but the federal government do (due to people power). The Green party formed due to the flooding of Lake Pedder. Later the Greens would act to stop the Franklin River Dam (which results in a \$500 million compensation fund to Tasmania but a loss of relative funding)
1973	Development control enacted: Interim order by the city council of Launceston. Scheme (impacts inner city living above shops): <ul style="list-style-type: none"> • Multi-residential policy code • On site car parking code Central Area Study findings accepted <ul style="list-style-type: none"> • close the Quadrant to traffic • adopt this study into the Town Planning Scheme Civic Administrative Centre created: <ul style="list-style-type: none"> • plaza • landscaping • car parking civic square (Town Hall, the library, Service Tasmania, Launceston Police Station)

	<p><u>Reference:</u> Town Planning Reports, 1973</p>
1974	<p>Women awarded equal pay.</p> <p>Workers in Tasmania awarded four weeks annual leave.</p> <p>Brisbane Street Mall created (blocking traffic along a portion of Brisbane Street for pedestrians which creates a retail hub (along with Quadrant Mall))</p> <p><u>Reference:</u> Town Planning Reports, 1974</p>
1975	<p>Colour television became available.</p> <p>CBD starts to decline so the solution is pedestrianisation but the density is not increased: “as suburban retail developments occur with convenient off-street parking and centralized shopping, it will be necessary to support the Inner Area by further malls, semi-malls, arcades and related off street landscaped parking developments” also no Timber residences but there is an increase in the development of flats.</p> <p><u>Reference:</u> Town Planning, 1975-1980</p> <p>Hotels allowed to open for Sunday trade.</p> <p>Metric conversion commences (move to the decimal system)</p>
1976	<p>Health: food inspections, disease control and immunisations</p> <p>Inspect dwellings at change of tenancy only</p> <p>Water sampling, garbage collection</p> <p>Town Planning</p> <ul style="list-style-type: none"> • Town Planning Sealed 1st September • Conservation Action Plan Report • Inveresk Special Zone 1 (had trouble with poor conditions of buildings and health) • 190 DA's • “Historic Buildings” section added to the planning scheme <p>Single use zones dominate'; mentions the unsuitability of some heritage buildings to be used at all.</p> <p>Council starts working WITH developers and starts 'public relations</p> <p><u>Reference:</u> Town Planning Reports, 1976</p> <p>HABITAT (United Nations) – 1976 in Vancouver:</p> <ul style="list-style-type: none"> • Recycling of buildings • Conservation • Low cost housing • Cycleways • Civic spaces <p><u>Reference:</u> Town Planning Reports, 1976</p>
1977	<p>Under Neilson (Labor) there was advocacy for a state-wide approach to planning but it failed and was returned to local control</p> <p>City Architect & Planner's Department</p> <ul style="list-style-type: none"> • Urban planning, civic spaces • 3 tiers of government involvement • Housing improvements <p>1977 sees: 543 DA's with 106 dwellings, 105 flats, 149 signs</p> <p>Planning scheme backed by legislation (and can be amended due to changing needs).</p>

Have 'policy codes' to guide people:

- Low density residential
- General commercial performance standards
- Landscaping, natural sunlight

Conservation Study finished (Launceston (Tas.). Council, 1977. *Launceston : national estate conservation study*)

Overseas study tour and promotion of Launceston: ABC TV goes Australia wide with "A people's Mall" and "a fresh alternative"

Launceston's council becomes an entrepreneur as it seeks to fund initiatives, including parking, to make money.

Reference: Town Planning Reports, 1977

1978

City not recognised for instituting the following progressive policies:

- Re-cycling of old industrial buildings
- Inner city housing rehabilitation
- Recreational spaces
- Civic spaces
- Conservation
- Pedestrianisation

There is concern (local government) that 'housing stock' is being demolished at a rate that is not being met by a supply of new builds; there are unsanitary, unsound buildings with often absentee landlords. Records state that it is a "tragedy that values can be such to give greater place to our car storage" and the like than housing for human beings.

Reference: Town Planning, 1975-1980

Planning initiatives quite progressive for the late 70's and early 80's:

- Building works expanding
- Urban design and pedestrianisation (walkability)
- Urban conservation, car parks, transport
- Tourism
- Community engagement
- Asset maintenance and improvement
- Affordable housing

The *Launceston National Estate Conservation Study* held up as an example for built heritage conservation

Reference: Town Planning, 1975-1980

1979-1980

The mayor explicitly states the need to **save the "city's historic character and streetscape"** in her annual report. That the city is special, attractive, unique and 'lovely to live in'.

The planning report is first in the City Architect and Building Surveyor's Department annual reports (instead of at the end or under health).

Reference: Town Planning Reports, 1979-90

Car parking is inadequate

Heritage buildings need to be 'fit for use' or they become white elephants

Need to change planning scheme again (1983)

Guidelines for submitting planning and building permits produced for the first time.

	<p>Built Environment 'Royal Aus. Institute of Architects' to all political parties:</p> <ul style="list-style-type: none"> • Environmental awareness • Housing supply • Energy conservation • Recycle/rehabilitate buildings <p><u>Reference:</u> Town Planning, 1975-1980</p>
1980's	<p>revival of Strategic Planning (urban consolidation, better cities, joint ventures)</p> <p>Major government action on environmental issues such as energy use, consumption and generation as well as recycling (etc.).</p> <p>Breakdance & Raves; VCRs meant people watched at home; merchandising sales made a lot more money (think Star Wars) & even more diversity</p>
1980	<p>Australian Heritage Commission (1975 federal government authority which managed natural and cultural heritage until 2004) includes Tasmania on the National Estate register.</p>
1981	<p>Bike plan study.</p> <p>First multi-story carpark in Patterson Street (still looks good and has not dated).</p> <p>Urban Retail Strategy developed.</p> <p>Infill development – priority for 'living spaces' in the city and 'to conserve the building fabric and character of the inner housing areas of the city'.</p> <p><u>Reference:</u> Town Planning Reports, 1981</p> <p>"restricted retail development outside existing centres and widen range commercial/community developments permitted within shopping centres"</p> <p><u>Reference:</u> Town Planning, 1975-1980 p12</p>
1982	<p>Tasmania's elect the Liberal part to govern in their own right for the first time (now we have Liberal v Labor with Green and Independent influence).</p> <p>Council is buying, upgrading and selling poor quality housing stock funded by the surplus from sales of council properties.</p> <p>Abatement notices issues to clean up the 'unsightly' lots in the city.</p> <p>"Spring Clean" of the city commences to reinforce the public awareness, preservation and conservation of the built environment – the facades become important as a tourism drawcard.</p> <p><u>Reference:</u> Town Planning Reports, 1982</p>
1983	<p>Prince Charles and Princess Diana visit Launceston.</p> <p>"Spring Clean" of the continues and offers advice and colour recommendations</p> <p>Legal pressure applied to unsightly buildings</p> <p><u>Reference:</u> Town Planning Reports, 1983</p> <p>Planning Scheme:</p> <p>Urban residential zone – live, professional, commercial;</p> <p>zone 7 – streetscapes = visual amenity +improvement + maintain, retail and entertainment, intensity at street level but be convenient and amenable to pedestrians, where possible existing buildings should be conserved</p>
1985	<p>Council amalgamations formed the Launceston City Council (Launceston City, St. Leonards, Lillydale).</p>
1989	<p>Labor-Green accord involving five independents forms government in Tasmania. This accord had been financially responsible, as a government, however the sentiment became one that suggested there would have been no hardship had the Green party</p>

not been powerful (although it was the federal government who decided funding). They lost power 1992.

The airline pilot dispute lasted for 6 months and badly affected tourism and export businesses. At one point the Australian military were providing domestic services.

1990's Hip Hop arrived on the dance and music scene; there were more independent films being made rather than entertainment from big studios.

Competitive versus sustainable cities (deregulation, privatisation, planning reform, whole government approach).

1992 Severe recession hits Tasmania hard.

Unemployment rate reaches 12.2% and causes widespread concern (loss of private and public sector jobs).

Forest protection becomes an issue.

1993 Groom (Liberal party) linked economic development and strategic planning state-wide with planning for the long term (environmental concerns not considered).

1995 **The Historic Cultural Heritage Act 1995** is passed by parliament.

The Tasmanian Heritage Council is the statutory body responsible for the administration of the Act and the establishment and maintenance of the Tasmanian Heritage Register. All development applications which concern an entry on the register must be assessed for the Tasmanian Heritage Council before works commence.

All-day Saturday trading begins

1996 Massacre occurs at Port Arthur changing Australian guns laws and for ever altering the state of Tasmania.

1997 First state to apologise over the 'stolen generation'.

Repeals 200-year-old laws that made homosexuality illegal.

1998 Jim Bacon's government (Labor) saw unprecedented economic growth due to tourism and a housing boom.

2000's Viral dance and music; still growing entertainment market of games, movies and online streaming services.

2002 Deregulated shop trading hours come into effect for Tasmania.

2003 Tasmania passes progressive legislation which includes same-sex adoptions and registration of 'significant' relationships.

Mary Donaldson becomes engaged to Prince Frederick of Denmark with a wedding in 2004 (they will, one day, become the ruling monarchs of Denmark).

2004 Mining and development lobbies saw the Australian Heritage Commission disbanded and replaced with the Australian Heritage Council which is an ADVISORY body.

Housing Tasmania operates 12,500 homes which are more tailored to individual need rather than large housing estates.

Labor government changes: Jim Bacon passes away in 2004 and David Crean's (financial expert, managed to wipe out Tasmania's debt in 6 years) retires due to ill health.

The next decade sees them hold power but decline in economy occurs).

2006 Climate change discussions reaches its peak with important implications for development and land use.

2011 The Museum of Old and New Art (MONA) opens to the public which alters the perception OF Tasmania and also the value in Art for the community and as an economic tool.

2014	Liberal party assumes power. The interim planning scheme(s) developed as a way to 'cut red tape' and promote development.
2015	Launceston Interim Planning Scheme – state wide planning scheme introduced. The population of Launceston at ~67,000 people.
2016	<p>Tasmanian Parliament Pass New Building Act with new laws regulating</p> <ul style="list-style-type: none"> • Building and plumbing work • Licensing of people in the building industry • Residential building contracts <p>It "takes a risk-based approach to building approvals so low-risk building, plumbing and demolition work, and some medium-risk work can be done without seeking a building permit from Council" (www.launceston.tas.gov.au/Business-and-Development/Building)</p> <p>Heritage Buildings benefit (under the new Act, according to Heritage Tasmanian) because there is:</p> <ul style="list-style-type: none"> • The ability to vary some Building code provisions to protect heritage significance; • Concessions for historic buildings when upgrading or enlarging a building. <p>The internet of things (via the Internet computing devices, embedded in everyday objects, are able to send and receive data) becomes useful in enabling real time data and actions Although it seems odd to have an egg tray tell your phone how fresh your eggs are when you can just float them in water and know (or open the door to find out if you even have eggs). This will revolutionise how we live and respond to the world around as well as how we consume goods.</p> <p>The BassLink cable, which provides internet services to the island of Tasmania, cut. This affects all internet based services. This cable also connects Tasmania to the national electricity grid and with low rainfall and over consumption (to sell to the mainland) electricity supplies were also in danger of failing. Rationing for large entities was required as was diesel generators.</p>
2017	<p>City Deal and changing fortunes for the city again; mixed use and small-scale investors much as it has always been; people willing to take risks and new enterprise.</p> <p>University of Tasmania relocation begins to form (awaiting submission of development applications).</p>

Appendix C – a Brief History of Shopping

C.1 Significant events affecting shop and shopping in Australia (& Launceston)

The material for this chronology has been sourced from the following material:

- QVMAG: LCC3& LCC8
- *Launceston Heritage Study stage 1: thematic history* (Terry and Servant, 2002).
- *The Companion to Tasmanian History* (Alexander, 2005).
- *Launceston Heritage 1806-2006* (Richards et al, 2006).
- *Launceston: history of an Australian city* (Reynolds, 1969).
- Trove – newspapers from that time period for opinion (Trove, 2017).
- *Basket, bag, and trolley: A history of shopping in Australia* (Kingston, 1994).
- *The cheerful noise of foundries: places of industry & transport in Launceston*, (Green, 2010)
- *Living above the Shop: Home, Business, and Family in the English ‘Industrial Revolution’* (Barker and Hamlett, 2010).
- *A walk-through Launceston's history* (Heathcote, 1994).
- *Launceston's Industrial Heritage: a survey, 1982-1983* (Morris-Nunn and Tassell, 1983).
- Fast fashion explained: fashionista.com/2016/06/what-is-fast-fashion

1760-1840 Most manufacturing prior to this time was done in people’s homes using hand tools or basic machinery. Most fashion relied on slow and expensive work to acquire cloth and then sew individual items.

The industrial revolution introduced textile machines, factories and readymade clothing. It started mass production.

Early settlements in Launceston were military ones; they were not private enterprise based. The settlement as a ‘command economy’.

The British Government owned all property and the commissariat store (government supply of food and equipment) was the only outlet for free-market exchange.

Australia was seen as a source of raw materials (wool, grain, timber) for Britain.

1803 Sydney had a regular Saturday produce market – then its first ‘shop’ – hawkers – trade with indigenous peoples.

All goods were ‘issued’ by the government (no goods to buy and sell); no currency available but barter systems soon developed

1806 Australia: goods available to purchase regularly – shops were front rooms of houses (rather than warehouses or auction rooms); stock varied greatly; comfort and trifles; Women seemed to have a large role to play in the colonies with ‘shops’.

Rich people sent to England for their specific ‘shopping’ requirements; what was needed and what was available may have differed

1819 Australia: there starts to be specially built shops where previously ‘that room or part of a larger building’ used for a variety of living and working and where negotiation for sales occurred.

A shop was really a building for manufacture/retail/living but most ‘shopping’ was done at markets/fairs etc. Most manufacturers traded from ‘home’.

- Change from 'owner of a shop' or worker in a shop (who may or may not own it or live there)
- Separation in home/work and owner/employee; production, distribution, skill levels all develop
- A new vocabulary emerged: shops, shopper, shopping, to shop
- 1829** Hobart, Tasmania is said to have excellent shops.
- 1830's** Shops in Sydney matched those in provincial UK towns.
- Launceston starts to export its resources to other Australian settlements.
- Different types of shops began to appear such as book shops and clothing stores.
- 1840's** **Shop opening hours was debated.**
- Gas lighting available (changed the ability for people to work without using candles and to travel after sundown).
- Awnings etc. to protect goods advertised outside in natural light (rain/dust protection)
- Tasmania suffers its first major economic depression (until the 1870's).
- 1844** A book store (later to be called Birchalls) opens in Brisbane Street, Launceston (closing in 2017).
- 1846** The first sewing machine patented. This device would contribute to a rapid reduction in the cost of clothing.
- 1848** Hobart shops were mentioned as 'very, very fine'. Perth (Western Australia) was still like 1820's. The retail confidence was dependant on location and wealth.
- 1850's** Smart modern shops with large windows in French polished elegant wooden cedar frames start to appear (Shott's umbrella shop Figure 10).
- Larger department stores begin to appear (including FitzGerald's in Launceston) which sub divided the goods they sold into marketable areas within the large shop space. They were usually family business and multi-generational.
- Corner shops exist in most suburbs due to a lack of transport or refrigeration.
- The gold rush Victoria saw both supply problems and an influx of new merchandise into Australia.
- 1852** **Launceston Corporation formed** (later City of Launceston local government authority) which resulted in a period of civic improvement: water and sewerage systems and public gardens.
- 1854** First plate glass window installed in Sydney for the better display of goods
- 1860's** People transited to shop by carriage and the roads were very bad. The city was lit by gas light.
- 1870'** Melbourne had a significant amount of new or rebuilt shops – more selective shops than Sydney where everything came from – more wholesale.
- Mineral boom saw wealth in evidence for Launceston. It is during this time that most of the **elegant Victorian buildings were constructed in the city.**
- 1874** In England the sugar tax is withdrawn – the commercial manufacturing of sweets/candy expands.
- 1880's** New shopping spaces were built – arcades and department stores – refined markets (less living/shop); Offering goods and services and multiple departments i.e. buy material and have it made into a dress, buy a bonnet, buy a carpet etc.
- Coogan's furniture begins to be manufactured for the export market (until 1956).
- Tin cans are used to store and transport food e.g. it changes meat consumption such that the 'working class' can afford it.

- 1895** Launceston becomes one of the first cities lit by electricity (powered by its own hydro scheme). This would change the look of the city, night time activity and the industries.
- 1899** The first 'freezing works' was established (Leonard Bender) which meant storage for butter, fruit and meat. This changed the export ability for the city as goods could be preserved for longer.
Butter factory movement was established and centralised in Launceston.
- 1891** George Fitzgerald (1843-1917) established the first emporium-style retailing business in Tasmania using the innovative idea of 'cut-price, cash-only sales' supported by extensive advertising.
Van Diemen's Land Bank collapses plunging the city once again into an economic depression.
- 1893** Birchalls operates as an independent shop (purchased by Tilley family in 1969 and closed in 2017 (after 160 years)).
- 1895** Electrically powered transit available to the people of Launceston changing transit behaviour and it was also clean and quiet.
- 1900-1950s** A great deal of clothing production still done at home. The world wars restricted supplies and fashion was functional and standardised (people got more use to mass-production).
Mass production also changed working spaces and conditions. Just because you worked in a factory didn't make the work any nicer or safer.
- 1907** people could give telephone orders; delivery vans; sustainable delivery (bottles, jars, tins etc.)
- 1910** Australian shillings (twenty = 1 Australian pound) come into currency (Australian coat of arms + the face of King Edward VII).
Apple growing dominates (Tasmania is called the Apple Isle) with many owned by women (my maternal ancestors were orchardists).
The Old Umbrella Shop initially set up by the R Shott and Son sets up in George street, Launceston. It moves next door to the current location 1920. The building was originally constructed 1960 and was a grocery store. It is now owned and operated by the National Trust as one of the last predominantly intact early 20th century shops in Tasmania. The family resided above the shop (www.nationaltrust.org.au).
- 1914-1918** **Australia enters World War 1.**
The export AND imports (done 12 monthly) ceased from Germany etc. or were taken by the UK/French. We didn't make a lot of things in Tasmania like glass which is vital for export and daily use.
Women enter the work force during the war but afterwards most return to poorly paid jobs or were exploited as domestics.
- 1914** First COLES supermarket opens in Victoria (the father of G J Coles operated a store in the north west of Tasmania 1910-1921).
- 1919** Frozen meat exported from Tasmania for the first time.
The 'Jazz Age' starts – bright and lively and middle-class shopping for fun increases
- 1920's-1930** The start of the 'art-deco' movement with a new form of modern architecture.
Shops became dictators of taste; there was significant rebuilding and modernisation; and aggressive sales practices.
The mass production of cheaper goods resulted in the growth of chain stores (i.e. Coles with both Myer) which saw them established in Tasmania at this time.
Parking is becoming a problem.

1920's	Coogan's furniture manufacturing and retailing form (establish 1876) was Tasmania's largest employer. By the mid-20's depression, WW2 and mass-produced goods competition saw it dwindle by the 1950's
1921	McKinlay's Pty Ltd department store started operating in Brisbane Street, Launceston. It eventually closed in 1984.
1926	Barrenger and Lansdell open a glass factory (still in business). Alexander Patent Racket Company opens – the first to wholly make tennis rackets in Australia; it creates champion worthy rackets until 1964.
1929-1935's	Depression (worldwide) caused by the Wall Street Crash. Known as the great depression it was devastating to Tasmania. It was a slow recovery due to conservatism but the 1934 Labor electoral victory created a healthier economy. The 1929 floods certainly did not help! The overall affect was an 'inward' looking Tasmania; they blamed federation (and the tariffs) which benefited mainland firms. The commonwealth Navigation Act increased the cost of shipping. (It should be noted that anti-federation sentiment and migration to the mainland are still an issue for Tasmania)
1930	Cellophane Tape invented which grocers and bakers could use to seal packages.
1933	First Coles Supermarket opens in Brisbane St (Coles formed in 1914 in Victoria but the founders father had a store in the north west of Tasmanian 1910-1921). This store was on what is still know as Coles Corner.
1936	Australian National Airways (previously 1933's Holyman's Airways Pty Ltd) starts operating. It was headquartered in Launceston at Holyman House (George & Brisbane St corner, still exists) which was the transit lounge. It carried people and freight in and out of Tasmania. It altered what could be exported and imported and how quickly. The Australian government forced it to cease to operate by breaking what it perceived to be a monopoly and which Holyman saw as a private enterprise working very hard and doing very well. It should be noted that the government sequestered its best aircraft during the war; the airline operated to assist the war efforts and the government airline TAA used public money to be set up and function (and the government used pressure to stymie growth and expansion). See Anne Green's book.
1939	Australia entered the World War 2 conflict. Less government help and support for Tasmania with considerable political upheaval at the federal government level.
1940's-1950's	The <i>Womens Weekly</i> magazine was 'IT' for selling goods (advertising) and providing an example of good taste. Loss of small bakehouses in Tasmania due to mass market production and delivery
1944	First town and city urban planning Act of parliament: the Town and Country Planning Act . Local governments responsible for planning matters. Not compulsory but a guide McInnes (from the planning commission, Hobart) talks at the WEA Lecture series (WEA c1940) to explain the scheme: <ul style="list-style-type: none"> • Mentions being sustainable without using that word • Not 'idealistic vision' rather yearly works • Guide to development • Lots of money post war and planning seen to use time and money efficiently Reference: WEA Lecture Launceston, 1943-45
1946	Tupperware was developed (USA) which provided food containers which were sealable and airtight for the home.

	Plastic spray bottles also invented.
1949	New chemical 'material wraps' (plastics) altered what was available and provided self-service and longer product life. These materials were invented as industrial/war products (1930's-40s) and later adapted for other uses.
1950's	<p>First credit card that could be used at a variety of establishments was introduced. Credit was nothing new but doing so across many retailers was. It was a promise that charges and payment would be made at a later date.</p> <p>Refrigeration, better packaging and an increase in mechanisation led to the growth of supermarkets and with it suburban shopping blossomed (didn't require servicing). Packaging i.e. shopping bags, became important (which told everyone where you shopped).</p> <p>For Launceston migrant Roelf Vos (1921-92) was prominent and turned a milk bar into the first self-service grocery store.</p> <p>Later he had a chain of supermarkets in the north (locally referred to as Vossie's) which he sold to Woolworths in 1982.</p> <p>Air freight meant the quantity and quality of goods were available on a large scale which altered what was made locally.</p>
1955	<p>Biggest change was car use and needing to park your car!</p> <p>Parking meters (Melbourne) began to appear to give the parking spaces value.</p>
1957	<p>First Shopping centres (or mall's or plaza's) were built in Australia (Brisbane and Sydney)</p> <p>They are a 20th century adaption of a historical market place. It is a collection of independent retail stores with parking and other services (such as food outlets, banks, professional services, ice-skating rinks etc.).</p>
1960's	<p>saw a change in how we view the ecology/environment/over consumption/health/society which changed shopping and decision making.</p> <p>We had tinned (or canned) food and plastic wrap and fridges and pre-cut bread etc</p> <p>Self-serve stores were popular as you could pack your groceries yourself and take them home with you (rather than delivery). This changed shops:</p> <ul style="list-style-type: none"> • plenty parking, • square layout, • checkouts, • wire trolleys • impulse shopping • weekly specials <p>No expert service required and MEN could now shop too!</p> <p>Regional shopping centres with lots of carparking spring up; didn't go to the CBD as couldn't park but they could at shopping centres</p> <p>Launceston was slow to be able to do this – lack of money and desire and how the city was set out AND public transport</p> <p>Shopping done Friday and Saturday by couples in suburbs because both men and women now worked</p> <p>Also, young people embraced cheaply made clothing to follow new trends; there was a significant increase in advertising and the start of 'fast fashion' which is clothing items which remain in fashion for a short period of time and are then discarded.</p>
1965	Dancing halls need to be assessed due to overcrowding and access/fire codes.

NO shop/dwelling alterations applied for to council as ALL living spaces above retail". spaces considered to be separate from shop beneath or NOT happening. At all.

Reference: Town Planning Reports, 1965

1966 Currency in Australia decimalized: one shilling became equal to 10 cents.
First compact microwave oven (after discovery in 1944 that microwaves could cook food) was made available for home use.

1969 Launceston planning scheme submitted: supermarket has its own category.

Reference: Town Planning Reports, 1969

Also, young people embraced cheaply made clothing to follow new trends; there was a significant increase in advertising and the start of 'fast fashion' which is clothing items which remain in fashion for a short period of time and are then discarded.

70's, 80's Expanding suburbs meant public transport was needed to get to shops (walking distance too great); shops appeared in suburbs (local stores were owner occupier); suburban shops tried to be comprehensive.

Inner city shopping declined (Launceston introduced pedestrian malls to attract people to the CBD area).

Mixed use within shopping areas recognised

1970 Planning scheme for Launceston put on display.

Traffic circulation amended.

Issues with food handling: people with no previous knowledge of food handling or health' can open a shop and sell/prepare food without restriction.

Reference: Town Planning Reports, 1970

Saturday morning shop became the normal time shop for items not available at local supermarkets.

1972 ***Launceston Central Area Study recommends a 'pedestrian oriented CBD'; more short-term car parks; re-organised traffic system (all of which happens).***

Supermarkets do not require a license (but butchers, bakers etc. do).

Reference: Town Planning Reports, 1972

1973 Development control enacted: Interim order by the city council of Launceston (Town Planning Scheme).

Scheme (impacts inner city living above shops):

- Multi-residential policy code
- On site car parking code

Central Area Study findings accepted

- close the Quadrant to traffic
- adopt this study into the Town Planning Scheme

Civic Administrative Centre created:

- plaza
- landscaping
- car parking
- civic square (Town Hall, the library, Service Tasmania, Launceston Police Station)

Reference: Town Planning Reports, 1973

1974 Brisbane Street Mall created (blocking traffic along a portion of Brisbane Street for pedestrians which creates a retail hub (along with Quadrant Mall))

	Reference: Town Planning Reports, 1974
1975	<p>Colour television became available which alters the advertising ability of TV considerably.</p> <p>CBD starts to decline so the solution is pedestrianisation but the density is not increased: “as suburban retail developments occur with convenient off-street parking and centralized shopping, it will be necessary to support the Inner Area by further malls, semi-malls, arcades and related off street landscaped parking developments”</p> <p>No Timer residences, increase in the development of flats.</p> <p>Reference: Town Planning, 1975-1980</p>
1976	H&M opened in London and may be the first ‘fast fashion’ retailer (started in Sweden, 1947). It provided affordable and trendy fashion and led to massive textile mills opening all across the developing world. Fast fashion means it takes 15 days for an item to go from designer to being sold on the racks.
1978	<p>City policies include:</p> <ul style="list-style-type: none"> • Re-cycling of old industrial buildings • Inner city housing rehabilitation • Recreational spaces • Civic spaces • Conservation • Pedestrianisation <p>There is concern (at council) that ‘housing stock’ is being demolished at a rate that is not being met by a supply of new builds; there are unsanitary, unsound buildings with often absentee landlords. Records state that it is a “tragedy that values can be such to give greater place to our car storage and the like than housing for human beings”.</p> <p>Reference: Town Planning, 1975-1980</p>
Mid 1970’s	<p>Shopping offered child care, shops, doctors, parking, aircon, restaurants, cafes, library etc.</p> <p>MEN ran everything but staff and customers are women – issue of service and crippling the entire sales economy – online because why pay more for terrible service and products?</p> <p>Specialty ‘aged’ stores and shopping areas developed i.e. sports girl, miss myer etc.</p> <p>Possible shopping hours had to change as women worked</p> <p>Legislation to protect consumers NEEDED because freedom of choice and protection limited</p> <p>Boutiques and trendy stores – consumers fighting back for quality and choice</p>
1977	KMART opens in Launceston. It was the first chain ‘big box’ store) – owned by the Coles group currently.
1981	<p>Launceston Urban Retail Strategy developed.</p> <p>Infill development become a priority for ‘living spaces’ in the city to ‘conserve the building fabric and character of the inner housing areas of the city’.</p> <p>Reference: Town Planning Reports, 1981</p> <p>“restricted retail development outside existing centres and widen range commercial/community developments permitted within shopping centres”</p> <p>Reference: Town Planning, 1975-1980 p12</p>
1986	TV dinners invented which had plastic, microwavable trays (invented in the 1950’s).

1990's	Franchise business's start to flourish. They operate independently rather than all being operated under a single business organisation but are part of a chain that is consistent in items, quality and price. They use the power of being a large market entity although they operate locally (replacing other forms of local producers).
1995	<p>All-day Saturday trading begins</p> <p>Amazon.Com and Ebay started which changed how we buy and what we buy and where it comes from doesn't really matter. This was the start of 'online shopping'.</p>
2000	Flexible plastic yoghurt tubes invented. A waste of energy and resource for a product that can only be used once. Most designers of throw away food packaging only look at convenience not energy usage or need.
2002	<p>Shop trading hours deregulated in Tasmania so that Sunday trading on Launceston became permissible. Shops only must close Christmas Day, Good Friday and ANZAC day.</p> <p>Small shops still have penalty rates to deal with so chose to open only during designated business hours unless they are run by the family.</p>
2008	27% plastic bottles are recycled – 2.4 billion pounds of plastic
2015	<p>Launceston Interim Planning Scheme – state wide planning scheme introduced.</p> <p>The population of Launceston at ~67,000 people.</p> <p>COLES has returned to the CBD (of Launceston); 24/7 life online shopping.</p> <p>Changes to penalty rates and allowances (1st July 2017).</p>
2016	<p>Tasmanian Parliament Pass New Building Act with new laws regulating:</p> <ul style="list-style-type: none"> • Building and plumbing work • Licensing of people in the building industry • Residential building contracts <p>It "takes a risk-based approach to building approvals so low-risk building, plumbing and demolition work, and some medium-risk work can be done without seeking a building permit from Council" (www.launceston.tas.gov.au/Business-and-Development/Building)</p> <p>Heritage Buildings benefit (under the new Act, according to Heritage Tasmanian) because there is:</p> <ul style="list-style-type: none"> • The ability to vary some Building code provisions to protect heritage significance; • Concessions for historic buildings when upgrading or enlarging a building.
2017	<p>City Deal and changing fortunes for the city again; mixed use and small-scale investors much as it has always been; people willing to take risks and new enterprise.</p> <p>University of Tasmania relocation begins to form (awaiting submission of development applications).</p> <p>The recycling, up-cycling, biodegradable, compostable movements are starting to use innovation and people power to alter what we buy, how we buy and how we dispose of what we no longer need.</p>

C.2 Chronology of use: Corner of George and Patterson

This site is one of the oldest buildings in Launceston. It is either known as 72-74 George Street **or** 1-3 Patterson Street depending on the year. It shows the changes in use for a single building over time as gathered from various sources including *Launceston Assessment Rolls*, *Post Office Directory* and historical newspaper searches. Appendix D.10 shows several photos of this sight with its use evident in signage.

Corner sites are highly desirable as they are often where street signs and lighting are focussed and also, they front more than one access (street); they are highly visible and can have more than one access.

1848	James Miller (owner): newspaper states “auction of stock” which is for confectionery and furniture. Confectionery is a mixture of sweets, jams and preserves.
1855	Lot 3 (corner) is shown as “house” and two empty lots.
1858	Groceries: Walford & Lawrence “Chinese Tea Junk and General Grocery Establishment”
1862	Butcher: Bransgrove & Tennant (post office across the road, east side of the street, moves, explains why this was a prime real-estate location)
1865	Lemuel B. Waldron & Mrs Waldron (owner/occupiers)
1870	Duncan Lamont: Advertised as shop and dwelling house (allowing living above the shop)
1873	James Ogilvie (occupier): wholesale retail grocer
1875	Trustees late Wm. Waldron (owners)
1880	Mr Quinn: fruiterer & James B. Waldron (occupier, office) & Fletcher James (Patterson street so possible): fishmonger.
1882	Mr Quinn: grocer & fruiterer @ 22 and 74 George Street
1883	J. Crisp: City Tea Mart
1885	Mr Quinn: fruiterer
1888	For auction – stock and shop fixtures
1889	J. B. Waldron has an office in this building and given as an owner along with the previously stated “estate”. The address for the shop component is sometimes given as 1-3 Patterson Street (not 72-74 George Street).
1890	Mr Allen (occupier): is making confectionary on site (his brother causes a smoke alarm due to boiling sugar in an unventilated room; this gentleman later starts Allen’s Lollies). There are several areas behind the shop space for manufacturing (1908 he occupies the shop on the corner).
1894	Mr Quin advertises for tenders for the “shop fittings and stock” & rental of Grocery and provisions business
1895	Mr Quinn advertises to auction everything; J Waldron advertises to let shop
1896	George A. Tunks (72 George): draper & A. Rowe & Co (74 George): boot maker Bottom floor broken into two entities (with the Waldron office at 76 George) Later in that year Sydney Boot Company’s Job Warehouse
1897	George Lewis Boot Supply Store (@ 72 George)
1889	George Wilton: tobacconist (@ 72 George)

1900	W. A. Begent: fruiterer & confectioner (72 & 74 George Street)
1906	<i>Foso Co.</i> grocer , Manager J Rosevear Mr Alfred Weaver Allen (Allen's Lollies) manufacturing sweets at this location (Examiner, Launceston, Tas. : 1900 – 1954, Thursday 1 November 1906)
1907	<i>Foso Co.</i> grocer , A W Sinclair proprietor
1908	Robert Young: Bootmaker (74 George) & Joseph Allen: Confectioner (72 George) – Allen was manufacturing wholesaler of confectionery before this.
1909	Mrs E G Norris: fancy goods (74 George) & Joseph Allen: Confectioner (72 George). Fancy goods means homewares and non-essential decorator items.
1909	Mr Spostwood: Drapery & Fancy Goods (5 th January 1910 advertises the business for sale)
1910	William Rose: Boot shop (74 George) & Thomas Rose: furniture dealer (72 George)
1914	Rose & Co.(JA): Boot wholesaler (74 George) & Thomas Rose: furniture dealer (72 George)
1917	Thomas Rose: fancy goods (72 George) later became known as Roses Big Novelty Store
1921	Thomas Rose: fancy goods (72 & 74 George)
1926	Examiner article: "Rose's the popular emporium" sells books, magazines, school supplies, fancy goods, fruit, stationery, smokers 'needs' jewellery, toys, confectionery, musical instruments.
1928	Rose T & H fancy Goods & Fancy Goods Pty. Wholesale (72-74 George street)
1940	72-74 Vacant (Rose's fancy goods at 76 George Street)
1941	Rose's music store Pty Ltd (72-74 George Street): music dealers
1943	Rose, Curtis & co.: piano and furniture dealers
1945	72-74 Vacant
1947	Rose's Music Store (72-74 George Street): music dealers and booksellers & at 3 Patterson Street (the corner and workspace)
1948	J S Roberts (72-74 George Street): furniture dealers – around the corner in 3 Patterson street is his workshop.
1953	J S Roberts (72-74 George Street): antique furniture dealers
~1962	Sewknit Pty Ltd (Bernina Sewing Centre) – 72 & 74 George with entrance only available from George Street as others blocked off. Information from LINC photo LPIC33/3/189
2011-	Currently the <i>Prickly Cactus</i> Mexican restaurant

C.3 Assessment Data – George Street (Patterson to Brisbane Street) 1865-1945

The *Valuation Rolls* (Tasmania & Hobart Town Gazette, 1865-1945) for George Street between Patterson and Brisbane Street 1865-1945 – photocopy of originals (LINC Launceston). This information shows the type of property, annual value (unless stated otherwise), the owner and then occupier (sometimes the other way around).

1865

House	40	John O'Brien	John O'Brien
ditto	20	ditto	ditto
House and shop	40	James Robertson	Thomas Attley
ditto	30	James Matthews	David Avery
ditto	50	ditto	James Matthews
ditto	40	Charles A. W. Rocher	William Scott
ditto	30	Adye Douglas	Empty
ditto	30	ditto	James Sadler
ditto	50	ditto	John Lagar
ditto	25	Lemuel B. Waldron & Mrs. Waldron	— Waldron
ditto	18	ditto	Charles Morgan
ditto	28	William Spearman	Henry Milbank
Sheds and stables	20	ditto	William Spearman
Public-house	100	John Fawns	Elijah Hedditch
Shop	14	Trustees Mrs. Mason	Abbott Brothers

1875

PATTERSON STREET	18	ditto	40	ditto	John Lagar
	19	ditto	26	Trustees late Wm. Waldron	John William Warner
	20	House	16	ditto	John Young
	21	ditto and shop	25	Thos. Smith and Wm. Hutchinson	Henry Yeates
	22	Shed and stables	9	ditto	ditto
BRISBANE STREET	23	Public-house	65	John A. Fawns	James Ray
	24	House (dilapidated)	9	T. Hardman	James Bescroft

1884

21	ditto	48	ditto	Mrs. M. A. Lagor
22	ditto	95	Waldron's estate	James B. Waldron
23	ditto	85	ditto	John C. D. Bowden
24	ditto	85	ditto	Charles H. James
25	ditto	85	ditto	Michael Quinn
26	ditto	85	ditto	Arthur G. Goodwin
27	ditto	63	Henry Yeates	William A. M'Dougall
28	ditto, and stores	113	ditto	Henry Yeates
29	Public-house, &c.	100	John A. Fawns	Mary Jane Macaveston
30	House	20	John Charles Ferguson	John C. Ferguson
31	ditto	27	H. E. Boucher	Arthur Munnew
32	ditto and shop			

1889

1580	ditto	1620	ditto	H. A. Walker, George-st.	1200	78
1581	ditto	1621	ditto	John Tait, ditto	900	78
1582	ditto	1622	ditto	— Powell, George-street	1200	104
1583	Office	1623	E. & J. B. Waldron, Launceston	J. B. Waldron, Launceston	1650	100
1584	Shop and house	1624	ditto	J. W. R. Semmelhaack, George-street	1250	78
1585	ditto	1625	ditto	Fitzgerald Bros., ditto	1250	78
1586	ditto	1626	ditto	J. U. Fletcher, ditto	1250	78
1587	ditto	1627	ditto	Andrew Duncan, ditto	1250	78
1588	ditto	1628	A. M'Dougall, George-street	A. M'Dougall	1500	90
1589	Shop, house, store, &c.	1629	Henry Yeates	Henry Yeates	3000	180
1590	Hotel and stables	1630	J. A. Fawns; care A. Green, George-street	— Allen, George-street	3750	160
1591	Shop	1631	ditto	George Addis	400	75
1592	House	1632	J. C. Ferguson, Brisbane-street	James Dale	550	28

THE HOBART GAZETTE,						
No.	Description and Reference to the Property assessed.	Name and Residence of the Owner of the Property.	Name and Residence of the Occupier of the Property.	Capital Value.	Annual Value.	
1564	House					

1895

76	Offices	74	Leonard Bender Patterson-street.	Leonard Bender
78	House and shop	65	James B. Waldron	James Bellord Waldron
80	ditto	65	ditto	Empty
82	ditto	65	ditto	John Fitzgerald
84	ditto	65	ditto	Empty
86	ditto	70	ditto	Andrew Duncan
88	House, stores, &c.	99	Wm. Arthur Macdougall	William Arthur Mac-
92, 90	Public-house and stables	138	Henry Yeates	Henry Yeates [dougall]
94	Shop, &c.	48	John Anderson Fawns, ditto [England]	John Allen
104	House		Brisbane-street.	James Dean Coulter
106 to	House, shop, and land	13	John C. Ferguson	Janet Irwin
110		34		

1900

3	76	Offices	Leonard Bender Patterson-street	Leonard Bender	66	1000	5
			James Bellord Waldron and James Bellord Waldron, jun.	James Bellord Waldron	65	1300	7
4	78	House and shop	Henry T. Coburn & Co.	ditto	65		8
5	80	ditto	John Fitzgerald	ditto	65		9
6	82	ditto	Thomas Vincent Bailes	ditto	65	4800	1900
7	84	ditto	Andrew Duncan	ditto	65		
8	86	ditto [&c.	Wm. Arthur MacDou-	Wm. Arthur Macdougall	70	1000	
9	88	House, stores, Hotel & stables	Henry Yeates [gall]	Henry Yeates	105	2200	1
1860	92, 90		Michael Joseph Cor-	John Anderson Fawns,	160	2880	2
			coran	England; A. Green			3
1	94	Shop, &c.	James Dean Coulter	ditto	40	650	4
			Brisbane-street.				

1905

2	76	Offices	Samuel J. Clappitt George Briley Patterson-street.	ditto James Bellord Waldron	18 100		1380
3	78	House and shop	James Bellord Waldron and James Bellord Waldron, jun.	John Waldron's estate, c/o J. B. Waldron, trustee	66		1300
4	80	ditto	Jeremiah O'Neill	ditto	66		
5	82	ditto	John Fitzgerald	ditto	66		
6	84	ditto	Alfred Chas. Aphorpe	ditto	66	4800	
7	86	ditto	Andrew Duncan	ditto	66		
8	88	House, stores, &c.	William Henry Day- mond	Wm. Arthur MacDougall, King Island	70	1000	
9	92, 90	Royal Hotel, and stables	Henry Yeates	Henry Yeates	105	2200	
1990	94	Shop, &c.	Michael Joseph Cor-	John Anderson Fawns,	140	2880	
			coran	England; A. Green			
1	104	House	James Coulter	ditto	40	650	
2	106		Brisbane-street.				
			Lilian Evans				

1909

5	Shop	John Waldron's estate	Patterson-street William Rose	assessed with 1 P			
6	76	Offices & land	John Waldron's estate; J. B. Waldron, trustee	Jas. Bellord Waldron and James Bellord Waldron, jun.			
7	78	House, shop, & land	ditto	Albert E. Jacques			
8	80	ditto	ditto	John Fitzgerald	6150	1750	4400
9	82	ditto	ditto	Alfred Charles Ap- thorpe			
2040	84	ditto	ditto	James Gordon Dun- can			
1	86	ditto	Andrew Duncan's estate; 84 George-street	William Henry Day- mond	1650	825	825
2	88	House, stores, and land	Henry Yeates	Henry Yeates	3000	682	2318
3	92, 90	Royal Hotel, and land	John Anderson Fawns, England; c/o A. Green	Michael Joseph Cor- coran	5000	1470	3530
4	94	Shop, &c.	ditto	Charles M. Coulter	950	350	300
5	104	House		Brisbane-street			

Roll No.	Street No.	Description or Name of the Property.	Name and Residence of the Owner of the Property.	Name and Residence of the Occupier of the Property.	Capital Value	Value of Im- prove- ments.	Unim- proved Value.
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1917

1	70	ditto	George Briley Patterson-street	James Bellord Waldron	50
2	76	Shop	Thomas Rose	John Waldron's estate	25
3	76	Offices & land	Jas. Bellord Waldron and James Bellord Waldron, jun.	John Waldron's estate, J. B. Waldron, trustee	66
4	78	House, shop, & land	Albert E. Jacques	ditto	66
5	80	ditto	John Fitzgerald	ditto	66
6	82	ditto	Henry Ernest Cutts	ditto	66
7	84	ditto	Jas. Gordon Duncan	ditto	66
8	86	ditto	William Henry Day- mond	Andrew Duncan's estate; 84 George-street	70
9	88	House, stores, and land	Henry Yeates	Henry Yeates	105
2130	92, 90	Royal Hotel, and land	Jeremiah Donovan	John Anderson Fawns, England; c/o A. Green & Co.	200
1	94	Shop, &c.	Francis Donald	ditto	60
2		Part of	Brisbane-street		

1925

6	76	Offices	Patterson-street	and others; c/o J. B. Waldron	180
7	76A	Shop & land	Jas. Bellord Waldron	John Waldron's estate	30
8	78	House, shop, & land	Thomas Croxford	ditto	180
9	80	ditto	—	ditto	160
2230	82	ditto	James A. Rose	ditto	160
1	84	ditto	Florence M. Batten	ditto	160
2	86	ditto	Jas. Gordon Duncan	ditto	160
			William Henry Day- mond	Anabella Duncan, 84 George-street	150

No.	No.	Name of the Property.	Column for Alteration of Names.	Occupier of the	£
2233	88	House, shop, & land		Albert E. Jacques	208
4	88A	ditto		Henrietta Eliza Sullivan and Henry John Er- nest Yeates	170
5	88B	Surgery		ditto	100
6		Room (at rear)		Fred. Emmett	30
7	88C	Shop & land		Bernard Balfe	160
8	90	Royal Hotel and land		Ruby Padman	312
9	92	Shop & land		Amelia C. Johnston	140
240	94	Shop, &c.		Mary Hiscutt	104
1	96	Room, 1st floor		Cyril G. Laphorne	30
2		ditto		Douglas Eastburn	14
3		ditto		—	10
4		ditto		—	6
5		Room, 2nd floor		—	30
6	100			Brisbane-street	

1929

5	76	Offices	Henry M. Webb	Bella M. Beaumont	140
6	76A	Shop & land	Wm. Busby	Mahala Beatrice Davies	100
7	78	House, shop, & land	Patterson-street	and others; c/o J. B. Waldron	130
8	80	ditto	Jas. Bellord Waldron	John Waldron's estate	30
9	82	ditto	Thomas Croxford	ditto	180
2280	84	ditto	Joseph Brough	ditto	160
1	86	ditto	James A. Rose	ditto	160
2	88	ditto	Florence M. Batten	ditto	160
3	88A	Shop & land	Jas. Gordon Duncan	ditto	160
4	88B	Room (1st floor), surgery	William Henry Daymond	Anabella Duncan, 84 George-street	150
5	88C	Room (at rear)	Albert E. Jacques	Albert Edward Jacques	208
6	88C	Shop & land	Harry Collinson	Henrietta Eliza Sullivan	170
7	90	Royal Hotel and land	Florence Sturgess	and Henry John Ernest Yeates	60
8	92	Shop & land	Amelia C. Johnston	ditto	30
9	94	Shop, &c.	Arthur Wm. Grimes	ditto	160
2290	96	Rooms (1st & 2nd floor)	Cyril G. Laphorne	Mary & James Thos. Hiscutt	520
1	102	Workshop and land	Douglas Eastburn	Geo. Whitfield	140
2	104	Shop & land	Harry Joseph	Phillip J. Nichol's est.	104
			Brisbane-street		41

1935

2	76	Offices	Patterson-street	Waldron	30
3	76	Shop and land	Jas. Bellord Waldron	John Waldron's est.	147
4	78	House, shop, and land	Hugh E. Watterson	ditto	126
5	80	ditto	—	ditto	126
6	82	ditto	Florence M. Batten	ditto	126
7	84	ditto	Andrew Duncan Pty. Ltd.	ditto	126
8	86	ditto	William Henry Daymond	Anabella Duncan, 84 George-street	126
9	88	ditto	Albert E. Jacques	Albert Edward Jacques	145
2350	88A	Billiard-saloon (at rear)	W. G. Burke	ditto	63
1	88A	Shop and land	Roger Morgan	Henrietta Louisa Sullivan and Henry John Ernest Yeates	147
2	88A	Room (1st floor),	Marcia S. McDonald	ditto	60
3	88C	Room (at rear)	Henry J. E. Yeates	ditto	6
4	88C	Shop and land	Cyril G. Laphorne	ditto	84
5	90	Royal Hotel and land	Arthur Wm. Grimes	Mary & Jas. Thos. Hiscutt	572
6	92	Shop & land	Wm. S. McCausland	Geo. Whitfield	189
7	102	ditto	Brisbane-street		

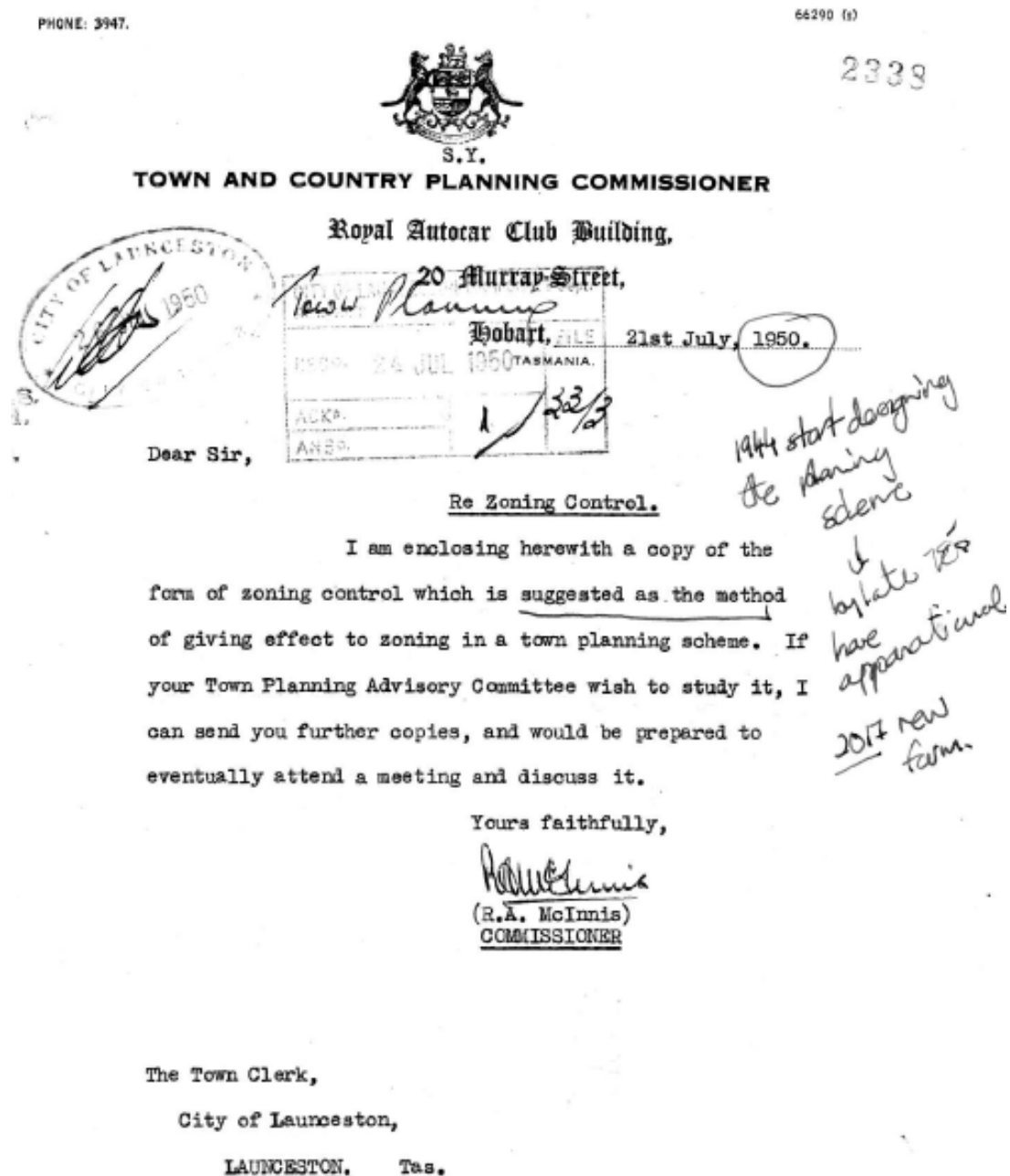
1940

3	76	Offices	Gordon Luck	Gordon & Eleanor Margaret Luck	110
4	76	Shop and land	Patterson-street	John Waldron's est.	100
5	78	House, shop, and land	Jas. Bellord Waldron	ditto	30
6	80	ditto	Harry Rose	ditto	147
7	82	ditto	Hugh E. Watterson	ditto	126
8	84	ditto	—	ditto	126
9	86	ditto	Fredk. J. Lawrence	ditto	126
2470	88	ditto	Florence M. Batten	ditto	126
1	88A	Billiard-saloon (at rear)	Andrew Duncan Pty. Ltd.	ditto	126
2	88A	Shop and land	Fredk. J. Lawrence	Anabella Duncan	126
3	88A	Room (1st floor)	Albert E. Jacques	Albert Edward Jacques	145
4	88C	Room (at rear)	W. G. Burke	ditto	63
5	88C	Shop and land	Roger Morgan	Henrietta Louisa Sullivan and Henry John Ernest Yeates	147
6	90	Royal Hotel and land	—	ditto	20
7	92	Shop & land	Henry J. E. Yeates	ditto	8
			Cyril G. Laphorne	ditto	110
			Arthur Wm. Grimes	Mary & Jas. Thos. Hiscutt	572
			Wm. S. McCausland	Geo. Whitfield	189
			Brisbane-street		

Appendix D – Planning Scheme Information - Launceston

D.1 Town Planning Scheme for Launceston 1950

The 'Zoning Scheme' information for 1950 from the Town and Country Planning Commissioner (Launceston Town Clerk) – the suggested zoning control which is much as we have today (Town Planning Reports, 1950). This material mentions all the industries and occupations occurring in the city of Launceston in or around 1950.



THE ZONING SCHEME

Definition.--"Zones" are those districts described herein, into which the town is divided for the purpose of regulating and restricting the location of trades, industries, and other uses, and the location and type of buildings intended, erected, altered, or occupied for specific purposes, and which are delineated on the map of zones.

- sensitivity but that also stated the heritage movement*
1. The parts of the town of _____, herein designated as "zones" are those set forth in the table of zones and delineated on the map of zones.
 2. The scheme hereinafter referred to as "this scheme" includes these clauses, the table of zones with its lists of uses, and the map of zones.
 3. The area to which this scheme applies, hereinafter referred to as "The area" is the whole of that defined in the council's resolution dated _____ and approved of by the Commissioner on _____ as the area for the town planning scheme for the town of _____ Map No. _____ with description). (see _____)
 4. No person shall hereafter erect any building or use any land, or change or alter or add to the existing use of any building or land within the area, in contravention of the provisions of this scheme.
Provided that any use of any building or land which was being made lawfully at the date of the resolution of the council to prepare this town planning scheme namely _____ or which has since been established in accordance with a permission granted by the council, whether it conforms to the requirements of this scheme or not, may nevertheless be continued.
Provided also that upon the discontinuance of such use from any cause, for a period of six months, the right of continuance of such use shall cease, unless the council, by resolution, otherwise determines.
 5. No use which does not conform to this scheme shall be extended to displace a residential use or one which does conform to this scheme, or to occupy any parcel of land other than that upon which the non-conforming use was conducted at the date of approval of this scheme.
 6. No building which has been so damaged by fire or other cause as to prevent its use, shall hereafter be repaired or rebuilt for any use not in conformity with this scheme, without the permission of the Council.
 7. The use and occupation of lands and buildings within the area shall be controlled in accordance with the table of zones, wherein the predominant use for which each of the several zones referred to in the first column is intended to be used, is the use indicated in that column, and the classes of buildings which may be erected, or uses which may be made of buildings or land, with or without conditions imposed by the council, as the case may be, or which may not be erected or used in each zone, are set out in the second, third, and fourth columns thereof.
 8. When any person proposes to erect, re-erect, extend, or use any building other than a residence designed for occupation by a single family, or to use any land, written application shall be made to the council for a zoning certificate, which shall be issued as follows:-
 - a. If the proposal conforms (as shown in column 2) with the predominant use of the locality (as shown on the map of zones), a certificate shall forthwith be issued to that effect.
- Webb photos*

- b. When the use is classified in column 3, or is not adequately classified in any column, written particulars concerning the proposal shall be placed before the council, which may decide in what form a zoning certificate shall be issued. In giving or withholding its consent, or in giving its consent subject to conditions, the council shall have regard to the possibility of the building or use being injurious to the healthfulness or the amenity or affecting the values of the surrounding locality, including, in the case of an industry, the likelihood of an injury or inconvenience due to the emission of smoke or fumes, dust, noise, smell, or other cause. The decision of the council and the conditions of approval, if any, shall be stated in the zoning certificate issued to the applicant.
 - c. If the proposal is prohibited in the locality (as shown in column 4) a certificate shall forthwith be issued to the applicant to that effect.
- 9. Where a dwelling is erected on any parcel of land no other dwelling shall be erected thereon other than in accordance with a subdivisional plan duly approved by the Council.
 - 10. No plan for the erection, re-erection, or extension of any building, or request for any service shall be accepted by any officer of the council, other than plans and requests concerning a residence designed for occupation by a single family, without the production of a zoning certificate.
 - 11. Any zoning certificate issued under column 3 of the table of zones may give temporary permission upon the condition of removal of any building, plant, or material at the termination of the period stated.
 - 12. The provisions of Section 24 (2) to (4) of the Town and Country Planning Acts 1944 and 1950, providing an appeal from any determination of a Council during the period of the preparation of a planning scheme, shall be extended to provide an appeal from any determination of the Council made under this zoning scheme when it has been approved under Section 18 of the Act.

---oOo---

1.	2.	3.	4.
Zone	Uses that may be made of buildings and land and buildings that may be erected;	Uses that may be made and buildings that may be erected with the consent of and upon conditions imposed by the council. See clause 8 (b)	Uses that may not be made of land or buildings and buildings that may not be erected.
1. Residential	Single-family dwellings, limit of height two storeys, and minimum cost £800 Home occupations (List A) in single-family dwellings only Land for private recreation	Special Buildings (List B) Single-family dwellings of three storeys; those costing less than £800 Flats and boarding-houses Public purposes and utilities The stabling, penning or keeping of animals, poultry or birds.	Advertisement and Hoardings and placards All buildings of more than three storeys. Piggeries or the keeping of pigs. Dairies. All other uses of buildings and land not included in columns 2 and 3.
2. Modified Residential	Same as in Zone 1.	Same as in Zone 1, and Domestic Industries (List C) Light Industries (List G)	Same as in Zone 1.
3. Business	General business(List D) Shops (List E) Dwellings Home occupations(List A) Limit of height two storeys Land for private recreation	Buildings of more than two storeys in height Places of amusement (List F) Domestic industries (List C) Light industries(List G) Special buildings(List B) Public purposes and utilities Advertisement and hoardings Newspaper printing works	All uses of buildings and land not included in columns 2 and 3
4. Light Industry	Light industries(List G) Domestic industries (List C) Shops (List E) Public purposes and utilities Land for private recreation General business(List D)	Dwellings(these must be permitted but conditions as to position, &c., can be imposed) All uses of buildings and land not included in columns 2 and 4	Noxious and hazardous industries (List J) Special buildings (List B)

1.	2.	3.	4.
Zone	Uses that may be made of buildings and land and buildings that may be erected;	Uses that may be made and buildings that may be erected with the consent of and upon conditions imposed by the council. See clause 8 (b)	Uses that may not be made of land or buildings and buildings that may not be erected.
Heavy Industry	Heavy industries(List H) Light industries(List G) Domestic industries (List C) Land for private recreation Public purposes and utilities	Dwellings (as in zone 3) All uses of buildings and land not included in columns 2 and 4	Places of amusement (List F) Special buildings (List B)
Noxious & Hazardous Industry	Noxious and hazardous industries(List J) Heavy industries(List H) Light industries(List G)	Dwellings (as in zone 3) All uses of buildings and land not included in columns 2 and 4	Places of amusement (List F) Special buildings (List B)
Farming	Farms, dairies, and the buildings and dwellings connected therewith, with the exception of piggeries Minimum area per residence, 10 acres	All uses of buildings and land not included in columns 2 and 4	Advertisement hoardings and placards Dwellings with less than 10 acres of ground (see note)

NOTE:

Where the council is satisfied that closer residential settlement in the farming zone can be permitted without detriment to the public interest, the minimum area may be reduced to the minimum permissible for residential subdivision. Any such elaboration or modification of a scheme shall be referred to the Commissioner under Section 21 of the Town & Country Planning Acts, 1944 and 1947.

LIST A.

Home Occupations

Arts and handicrafts	Masseurs
Basket and wickerwork weaving	Milliners
Bird breeding	Music teachers
Cake making (home made)	Needleworkers
Commission agents	Nurses
Confectionery making (home made)	Optometrists
Dentists	Pastry making (home made)
Doctors	Piano tuners
Dressmakers	Poultry breeding (limited to 20 birds, subject to health regulations)
Fancy goods making	Professional rooms
Film developing	Surveyors
Fish breeding	Taxidermists
Florists	Tailors
Hairdressing	Tea rooms
Herbalists	Tutors
Hobbies	Vegetable gardening
Horticulture	Watch repairers
Jan making (home made)	
Kindergartens	

"Home made" means the use of the ordinary home equipment and stove only, and excludes the use of a boiler or an open fire.

These occupations shall be carried on in such a manner that they cause no detriment to the residential nature of the neighbourhood. They shall not --

- (a) Be carried on in a separate building other than the residence, except in the cases of horticulture and bird, fish and poultry breeding.
- (b) Employ any mechanical power greater than one-half horse power electric motor, except by permission of the council.
- (c) Occupy a floor-space greater than one-third of any floor in the residence or of the space under the residence.
- (d) Use any part of the curtilage of the residence in the course of or for the purpose of the occupation, otherwise than for access, or for horticulture, bird, fish or poultry breeding.
- (e) Cause any noise, smoke, fumes, smells, or hazards, which are harmful or annoying to residents in the neighbourhood.
- (f) Entail the public display of goods on the premises.
- (g) Be advertised on the premises by any sign more than three square feet in size, and such sign shall state only the name and address of the occupier and the occupation.
- (h) Entail the employment of any person who does not reside at the premises, except in the case of professional rooms.

Domestic Industries.

Any of the industries listed below employing more than three hands, in addition to the employer, must be classified as a light industry.

Agencies	Nurseries
Amateur radio stations	Painters
Basket weavers	Pastrycooks
Blind repairers	Pigeon breeders
Boat repairers	Plaster modellers
Builders' yards	Plumbers (not manufacturing)
Cane workers	Printeries
Car service stations (servicing only)	Racing stables
Carriers	Radio mechanics
Chair repairers	Saddlers
Concrete products makers	Sailmakers
Deliveries (single conveyance)	Seagrass weavers
Dressmakers	Sewing machine mechanic
Electricians	Signwriters
Electric polishers and cleaners	Tailors
Fancy goods makers	Terrazzo layers
French polishers	Toy manufacturers
Fuel depots (no machinery)	Upholsterers
Furniture polishers	Vendors (ice, fruit, pastry, &c.)
Horse stables	Whipmakers
Laundries (hand only)	Woodworkers
Leather works	Workshops
Lending libraries	

LIST D.

General Business.

Banks	Exhibitions	Money lenders
Baths	Filling stations	Offices
Battery service stations	Financial institutions	Opticians
Beauty parlours	Forwarding agencies	Parking stations
Billiard saloons	Gunsmiths	Photographic studios
Broadcasting stations	Gymnasies	Professional rooms
Bulk stores	Hairdressers	Service stations
Commercial colleges	Herbalists	Signwriters
Decorators	Hotels	Studios
Dispensaries	Insurance offices	Tailors
Dressmakers	Jewellers	Undertakers' parlours
Employment agencies	Libraries	Warehouses
Exchanges	Locksmiths	Watchmakers

LIST E.

Shops

All the shops, salerooms, saloons, restaurants, markets, or other buildings or land in or upon which goods, either new or second-hand, are sold, hired, leased or otherwise dealt in.

LIST F.

Places of Amusement.

Amusement contrivances	Licensed Clubs
Amusement fairs	Meeting halls (other than church Halls)
Basinets	Music halls
Carnivals	Shooting galleries
Cinemas	Sideshows
Circuses	Skating rinks
Concert halls	Stadiums
Competitions	Tent entertainment
Dance halls	Theatres
Exhibitions	
Games	

LIST G.
Light Industries.

Aerated water factories	Glass works
Aluminium works	Grinding mills
Assembly works	Hardware factories
Battery works	Hatcheries
Bedding manufacturers	Ice works
Biscuit factories	Ice-cream factories
Blacksmiths	Iron and steel merchants
Blind factories	Ironworkers
Boat builders and repairers	Jan factories
Bonded stores	Joineries
Bookbinders	Laundries
Bottle depots	Leather goods manufacturers
Bottling works	Machine works
Box factories	Machinery dealers
Brass foundries	Manufacturing chemists
Brass workers	Marble and terrazzo works
Breweries	Margarine factories
Builders' workshops	Mattress factories
Bulk stores	Mechanical repairing works
Cabinetmakers	Metal workers
Cake factories	Milk bottling and products works
Canning works (not noxious)	Milk depots
Canvas goods makers	Monumental masons
Car wreckers	Motor body builders
Carpenters' workshops	Motor engineering works
Carriers' stabling or garages	Motor-car dealers
Case factories	Motor-cycle works
Cement products works	Our makers
Cereal foods factories	Oil factories
Cheese factories	Oxygen factories
Chemical works	Oxy-welding works
Chutney factories	Paint factories
Clothing factories	Paint spraying works
Concrete block, slab, and pipe works	Patternmakers
Condiment factories	Pasteurising works
Confectionery factories	Peanut products factories
Contractors' yards	Pickle factories
Cool stores	Plaster works
Coppersmiths	Plumbing works
Cordial and soft drink factories	Plywood mills
Dairy produce factories	Poison manufacturers
Delivery depots	Polish manufacturers
Depots (Government departments)	Potteries
Distilleries	Preserving works
Dry cleaners	Printing works
Electric welding works	Produce stores
Electroplaters	Radiator Works
Enamelling works	Radio works
Engineering works	Refrigerator factories
Farm implement works	Removers
Fibrous goods and factories	Repair shops
Film storage	Retreading works
Fishing gear makers	Roofing material factories
Fishmongers	Rope works
Floor coverings factories	Rubber mills
Food preserving works	Salt works
Foodstuffs manufacturers	Sauce factories
Footgear factories	Sheetmetal works
Foundries	Shell-grit depots
Freezing works	Shipping services
Fruit products factories	Shop fitters
Fuel depots	Smallgoods factories
Furniture factories	Smithies
Galvanising works	

LIST G. (Light Industries) -- continued.

Soap works	Tobacco factories
Spinning and weaving mills	Toilet requisites manufacturers
Spray manufacturers	Toolmakers
Spring works	Transport depots
Stables	Undertakers' works
Stock food factories	Upholstery works
Stonemasons	Vegetable products factories
Stove repairers	Vinegar factories
Stove works	Vulcanising works
Taxicab depots	Warehouses
Tent and sail makers	Wax products factories
Textile manufacturers	Welding works
Tile works	Wheelwrights
Timber mills (no logs)	Wireworkers
Timber yards	Woodworkers
Tinsmith works	Workshops

No industry in this list shall be so conducted that it is noxious or hazardous.

A factory employing more than 20 hands should generally be classified as a heavy industry.

LIST H.

Heavy Industries.

Aircraft factories	Iron and steel works
Asphalt works	Jam factories
Biscuit factories	Joinery works
Bitumen works	Metal ware manufacturers
Boat building works	Motor works
Boot factories	Nail factories
Breweries	Oil works
Brick and pottery works	Paper Mills
Canning works	Plywood mills
Cardboard factories	Potteries
Chain manufacturers	Power houses
Chemical factories	Preserving works
Concrete pipe works	Rope works
Confectionery factories	Rubber mills
Cooperages	Sand and gravel depots
Cotton ginneries	Smallgoods factories
Dairy produce factories	Soap works
Earthenware works	Soft drink factories
Engineering and machinery works	Stove works
Fibro-cement works	Textile mills
Flock works	Tile works
Flour mills	Timber mills
Foundries	Wharves
Freezing works	Wool dumping
Furniture factories	Wool stores
Glass works	Woollen mills
Hide, skin and tallow stores	Works Depots
Ice-cream factories	

LIST J.

Noxious and Hazardous Industries.

Abattoirs	Gas works
Animal by-products factories	Glue manufacturers
Bacon factories	Hide, skin and tallow stores
Battery smelters	Inflammable liquid factories
Bone mills	Margarine factories
Boiling down works	Meat preserving works
Candle works	Oilcloth and lino factories
Cement and lime works	Oxygen works
Chemical works	Petrol and oil depots
Crushing mills	Poultry dressing houses
Distilleries	Preserving works
Explosive works	Saleyards
Fell mongeries	Sanitary depots
Fertiliser works	Slaughter houses
Fish and oyster preserving works	Tanneries
Fish product works	Varnish factories
Flock works	Woolscours
Gases and products works	

D.2 Town Planning Launceston 1969

Note: this scheme has 25 entries for 'buildings/objects of historical interest' along with 25 for 'objects/features of natural beauty' (QVMAG: LCC3)

Plan	geographical plan
Scheme	written clauses
Dwelling	House
Non-conforming Use	Use class not allowed by scheme now but already in use
Rapid Transit System	Future provision for but must not impact current purposes: carpark or traffic movement
Apartment House	not 'dwelling house' but residential with non-exclusive toilet or cooking facilities
Residential Apartment	Family or 3 or less people joined with others, or to a 'dominant use' not residential; up to 6 units not on 2 levels (in a block); includes hotel class
Residential Unit	Living, sleeping, cook, toilet not 'dwelling house'
Shop	<p>"carrying out any retail trade or retail business where the primary purpose is the selling of goods by retail" other than class 2.1</p> <ul style="list-style-type: none"> • Retail <ul style="list-style-type: none"> ○ fish & chip shop ○ Pet shop • Retail excluded <ul style="list-style-type: none"> ○ Sales-room (machinery/vehicle) ○ Drive-in ○ Petrol station • Restaurants (and café, milk bar, ice-cream parlour, tea/coffee house) • Retail services <ul style="list-style-type: none"> ○ Beauty salon ○ Hair dresser ○ Estate agent ○ Doctors ○ Laundry • Markets not vehicles/boats/machines • Fillings stations and show rooms
NOT TO IMPACT residential neighbours	<p>Home Occupations (in a garage or home office)</p> <p>Cannot be <u>DISPLAYED</u>: Amateur radio, arts/handiwork, basket/wicker work, bird/poultry (<30), cakes/confectionery/jams, dressmaking, fancy goods, film developing (etc.)</p> <p>OTHER: Accountants, authors, architects, taxi-drivers, town planners (etc.)</p>

There are 4 use classes with P='principal use' and S='secondary use' permitted in principle: (shop top living is discretionary)

- X Prohibited
- IP Discretionary use – subject to council approval (incidental use class)
- Q Discretionary use – at ground floor only
- A Discretionary use

D.3 The Launceston Interim Planning Scheme 2015 – Zones and Overlays

Refence: Tasmanian Government (2015).

Contains the Zones, Codes and Overlays of significance to this research project; previous codes (etc.) and the history of their usage.

15.0	Urban Mixed Use	<p>15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.</p> <p>15.1.1.2 To provide for a diverse range of urban uses and increased intensity of development including residential densities that support the role of activity centres.</p> <p>15.1.1.3 To encourage residential, visitor accommodation and tourist operation uses as a means of increasing activity outside normal business hours.</p> <p>15.1.1.4 To create:</p> <p>(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and</p> <p>(b) appropriate provision for car parking, pedestrian access and traffic circulation.</p> <p>NO PERMIT REQUIRED: business and professional services, food services, natural and cultural values management, passive recreation</p> <p>PERMITTED: bulky good sale (qualifiers), general retail and hire (qualifiers), hotel industry, research and development (qualifiers), <u>residential (If above ground floor and where access does not require removal of any ground floor use)</u>, service industry (qualifiers), tourist operation, transport depot and distribution (qualifiers), utilities (qualifiers), visitor accommodation (qualifiers)</p> <p>DESCRETIONERY: bulky good sale (qualifiers), business and professional services, community meeting & entertainment, educational and occasional care, emergency services, general retail and hire (qualifiers), hospital services, manufacturing and processing, recycling and waste disposal, residential, service industry, sports and recreation, storage, utilities, vehicle fuel sales and service, vehicle parking, visitor accommodation</p> <p>PROHIBITED: all other use classes</p>
19.0	Open Space	<p>19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.</p> <p>NO PERMIT REQUIRED: Natural and cultural values management, passive recreation</p> <p>PERMITTED: not uses in this zone</p> <p>DESCRETIONERY: community meeting & entertainment, emergency services, general retail and hire (if for market), pleasure boat facility, sports and recreation, tourist operation, utilities</p> <p>PROHIBITED: all other use classes</p>
22.0	Central Business	<p>22.1.1.1 To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.</p> <p>22.1.1.2 To enhance the role of Launceston's central city area by encouraging intensive development of the central business district as the major retail, commercial and entertainment centre and the principal activity centre within the Northern Tasmania region.</p> <p>22.1.1.3 To create:</p>

		<p>(a) activity at pedestrian levels, with active road frontages offering interest and engagement to shoppers; and</p> <p>(b) appropriate provision for car parking, pedestrian access and traffic circulation.</p> <p>22.1.1.4 To encourage a diversity of residential developments, including shop-top housing and tourist accommodation, which support the functions of the central business district.</p> <p>NO PERMIT REQUIRED: business and professional services (qualifiers), bulky goods sales, food services, general retail and hire, utilities (qualifiers)</p> <p>PERMITTED: community meeting & entertainment, hotel industry, research and development (qualifiers), visitor accommodation (qualifiers)</p> <p>DESCRETIONERY: business and professional services, educational and occasional care, emergency services, manufacturing and processing, passive recreation, <u>residential (residential (if above ground floor and where access does not require removal of any ground floor use))</u>, service industry (qualifiers), storage, transport depot and distribution (public transport use), tourist operation, utilities, vehicle fuel sales and service, vehicle parking, visitor accommodation</p>
28.0	Utilities	<p>PROHIBITED: all other use classes</p> <p>28.1.1.1 To provide land for major utilities installations and corridors.</p> <p>28.1.1.2 To provide for other compatible uses where they do not adversely impact on the above purpose.</p> <p>NO PERMIT REQUIRED: Natural and cultural values management, passive recreation, utilities (qualifiers)</p> <p>PERMITTED: recycling and waste disposal, transport depot and distribution (qualifiers), utilities</p> <p>DESCRETIONERY: sports and recreation, vehicle parking</p>
38.0	Particular Purpose Zone 7 – Boags Brewery	<p>PROHIBITED: all other use classes</p> <p>38.1.1.1 To provide for the continued operation of the Boag's Brewery.</p> <p>38.1.1.2 To provide for complementary uses and developments that support, supply or facilitate the operation of the brewery, including hospitality and tourism related use or development.</p> <p>NO PERMIT REQUIRED: Natural and cultural values management, passive recreation</p> <p>PERMITTED: Manufacturing and processing (if for brewery), resource processing (if for brewery), tourist operation, utilities</p> <p>DESCRETIONERY: community meeting and entertainment, hotel industry, utilities</p> <p>PROHIBITED: all other use classes</p>

Areas or planning issues which require compliance with additional provisions (**codes**)

E6.0	CBD Parking Exemption Area	<p>E6.7.1.3 Local area provisions</p> <p>Objective: To limit on-site car parking within the Launceston Central Business District Parking Exemption Area.</p> <p>Acceptable Solutions</p> <p>A1</p> <p>On-site car parking is:</p> <p>(a) not provided; or</p> <p>(b) not increased above existing parking numbers.</p> <p>Performance Criteria</p> <p>P1</p> <p>On-site car parking must demonstrate:</p> <p>(a) that it is necessary for the operation of the use; and</p> <p>(b) parking must not exceed the minimum provision required by Table E6.1.</p> <p>See E6.1 Purpose of the Parking and Sustainable Transport Code</p>
E13.0	Heritage Places	<p>E13.1.1</p> <p>The purpose of this provision is to:</p> <p>(a) protect and enhance the historic cultural heritage significance of local heritage places and heritage precincts;</p> <p>(b) encourage and facilitate the continued use of these places;</p> <p>(c) encourage the maintenance and retention of buildings and places of assessed historic cultural heritage significance; and</p> <p>(d) ensure that development is undertaken in a manner that is sympathetic to, and does not detract from, the historic cultural heritage significance of the places and their settings.</p> <p>E13.3.1</p> <p>historic cultural heritage significance</p> <p>means significance in relation to a local heritage place or heritage precinct, and its value in regard to:</p> <p>(a) its role in, representation of, or potential for contributing to the understanding of:</p> <p>(i) local history;</p> <p>(ii) creative or technical achievements;</p> <p>(iii) a class of building or place; or</p> <p>(iv) aesthetic characteristics; or</p> <p>(b) its association with:</p> <p>(i) a community or cultural group for social or spiritual reasons; or</p> <p>(ii) the life or works of a person, or group of persons of importance in Launceston's history.</p>

Appendix E – Preliminary Interview Questions

- (interviewees) perception of ‘living above the shop’ – what they think it means and what they think the pros/cons may be.
 - Is this something that should be encouraged?
 - How can two entities (retail/trade and residential) coexist?
 - What would make it easier to do?
 - What are the costs (how expensive is it to revitalize a building)?
 - Is a building’s heritage status impactful with respect to revitalization attempts (commercial versus residential)?
 - What are the benefits and issues of shop top living (as told by those currently or planning undertake this way of living)?
- The significance of Launceston’s heritage buildings:
 - For whom is it important?
 - National significance of Launceston’s built heritage?
 - Importance for Launceston (tourism, cultural identity)?
 - Why did ‘living above the shop’ fall out of favour?
- The issues relating to built-heritage revitalization:
 - The problems when ‘fitting out’ old buildings to live in (once again)?
 - How may heritage values be affected by changes/revitalization?
 - Access, heating, kitchen/bathroom additions, fire safety, NBN (etc)?
 - Meeting modern planning and building requirements (perception of planning regulations)?
 - Fire codes
 - Building codes
- Heritage Issues:
 - how can you enforce heritage conservation?
 - How to determine what needs protection and what can be adapted?
 - Any ‘value’ of heritage is subjective so how to make assessments and provide validation?
 - The issue of facadism (just keeping Launceston’s facades).
 - Gentrification and development and how to protect use as well as form?
- The problems associated with transitioning to inner city living:
 - For those use to living in suburbs (and/or larger residential spaces).
 - For the city retailers (of having residents nearby).
 - For local government entities (and service providers).
- What is it like to live in a heritage building?
 - Heating, cooling, noise pollution, and natural light provision.
 - Being able to live ‘comfortably’ in buildings which are different from the common forms of today (i.e. lots of small rooms rather than open plan).
 - The concept that you can’t alter your living space as you see fit.
 - Dealing with Heritage Tasmania and other government bodies
- What is it like to live in the inner-city area of Launceston?
 - Noise issues: cars, people, business operations, rather loud clock.
 - Interactions with services (i.e. rubbish collection) and where do you park your car?
 - Amenities: such as access to open green spaces, parking, shops (where do you walk your dog?)
 - Benefits?